

LLFA responses

As per the planning condition for SMD/2018/0234, any strategy should 'ensure residential development is located outside areas of significant flooding':

- It is unclear from the revised hydraulic modelling technical note, that the new layout conforms to this planning condition, especially in the south[1]east of the site, where it is noted, that the new development layout now causes flooding in the post-development scenario, that was not predicted in the approved outline strategy.
- It is noted that the new layout has now placed residential dwellings in Flood Zone 2, again this contravenes the planning condition.

The latest modelling report shows that there is no flooding predicted across the entire site. All buildings are therefore considered to be within Flood Zone 1.

Please demonstrate the 3m easement from the TOB of the proposed watercourse on a layout plan including access points for maintenance. Please also show the required 1 in 3 slopes have been incorporated into the modelling and the proposed layout.

We have done a surface model of the site including the new ditch which I attach. The ditch has been design for a 1 in 3 slope, I show the proposed contours and the batter on the External Levels plan drawing numbered 21047-100 E. There is a 3m easement from the top of the bank for maintenance access. The architect has set out the layout in order to cater for this.

The revised modelling strategy has reduced the blockage percentage of the culvert upstream of the A522 from 90% to 80%. As this model run is fundamental to the setting of FFLs on the site, please provide an updated model run with a 90% blockage, as previously approved, or a suitable sensitivity analysis.

The model has been re-run again and previous stability issues overcome. The model now runs through with a 90% blockage. Overtopping is predicted and the bund and inteceptor ditch are now implemented to capture any residual overtopping of Uttoxeter road.

Please provide more details on the revised footbridge structure.

Proposals are to have a 12m x 1800mm pedestrian Bison Bridge kit consisting of: - Single span universal steel beam set, beams include welded post brackets, pre-drilled, angle iron transoms, bolt-down beam plates, hot-dipped galvanised.

The structural Engineer has confirmed that foundation will be on piles.

Please provide more details on the spillway into the River Tean.

There is an existing Spillway into the River Tean, our proposal will be to keep this spillway. There are a few photos.

Please demonstrate the reason for the new flow path in the south-east of the site and mitigation methods / changes in channel design that could remove this, as per the original flood outlines approved at outline stage.

The latest hydraulic modelling demonstrates that there is no flooding predicted within the site during the modelled flood events.

Moving onto the drainage design, please clarify if the post-development model includes the proposed surface water outfalls into the watercourse and how they have been incorporated.

Yes a 0.1m³/s inflow has been applied throughout the entire model simulation to represent the proposed surface water outfalls. This is considered a conservative approach, but still demonstrates that water would remain in-channel within the site boundary.