
From: Chris Johnston
Sent: 11 April 2024 09:41
To: Planning Comments (SMDC)
Subject: FW: Tenford Lane Tean - Updates

SMD 2024 0031 SCC Flood Authority Consultation Response

Sent: Wednesday, April 10, 2024 4:44 PM

Subject: RE: Tenford Lane Tean - Updates

Good Afternoon Chris,

Further to the latest information submitted by Hope following our meeting today in relation to SMD/2024/0031 – Tenford Lane Tean

Staffordshire County Council Flood Risk Management position

- We have reviewed the most recent documents and are now in a position to remove our objections to the application.
- As per the meeting discussions, we understand that Condition 10 will now be amended under this application and have included our revised wording for this below.
- Regarding the point on exceedance relating to the designation and protection of exceedance assets within title deeds if this can't be added to a condition, please can the LPA ensure it is enforced in an alternative way.
- We also trust that PD rights are still to be removed on all properties by the LPA.
- I have also included the original Condition 11 wording and informatives and advisories for reference.

Condition 10 (Compliance)

The development permitted by this planning permission to only be carried out in accordance with the Staffordshire SuDS Handbook and the approved Drainage Strategy Document (Strategic Drainage Plan, K22-001-302 Rev J, Keytech Development Design Ltd, 10/04/2024) and the following mitigation measures detailed the strategy:

- An infiltration-based solution for surface water drainage containing the 1 in 100yr + 40% event within the drainage network.
- Provision of 2 infiltration basins on the site to a 1 in 1000year standard. With minimum storage volumes of:
 - Basin 1: 491.5m³
 - Basin 2: 652.2m³

- Provision of landscaping to provide erosion control in infiltration basins and swales as per document LDS517-01 (Rev F), Planting Plan 1 of 2, Landscape Design Solutions (NW) Ltd, 04/10/2023.
- Provision of bunds around infiltration basins (to provide extra storage volume) at least 200mm above the top of bank levels of each basin shown in the approved drainage plan.
- Provision of swales prior to discharge into Infiltration Basins 1 and 2.
- All soakaway bases to be at least 1.2m above groundwater level.
- A minimum of 2 levels of water treatment for highway drainage.
- Provision of an amount and configuration of permeable paving either the same as, or demonstrating betterment, in area and water quality treatment than the provision in the approved drawing.
- Finished Floor Levels to be at least 150mm above surrounding ground levels.
- Provision of a cut-off drain along the southern boundary of the site to capture residual runoff.
- Double DPM to be provided on Plots 10, 16, 23 and 31-40
- Exceedance flows shall be managed using ground profiling, threshold drains, French drains, perforated pipes, edging kerbs, hedges, gravelled areas as per: *Flood Exceedance Plan, K22-001-303 Rev I, Keytech Development Design Ltd, 10/04/2024*. All the listed features to manage exceedance and shown on the plan shall be designated as drainage features and protected in property title deeds.
- Where it is not possible for ground slopes to fall away from properties, permeable paving driveways shall be lowered for each of the plots by 50mm to ensure that should any exceedance overtop the highway, the preferential flow route shall be towards the permeable driveways and not towards property front doors.

Reason

- To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.
- To improve and protect water quality.
- To manage exceedance flows.

Condition 11 (To be discharged)

Prior to the occupation of the development the following additional details to be incorporated in the scheme approved under Condition 10 and approved in writing by the local planning authority.

- Provision of a finalised management and maintenance plan to ensure continued performance of the system for the lifetime of the development. Details of the maintenance arrangements should be provided, to include a schedule of activities with frequencies, together with the name and contact details of the party or parties responsible for ongoing maintenance. This should include permeable paving.
- Provision of the name and contact details of the party or parties responsible for the construction phase maintenance strategy.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

To ensure the long-term management and maintenance of the SuDS infrastructure.

Advisory

We would advise the LPA that in order to ensure the long-term functioning of the drainage strategy, that property owners should only be permitted to replace their driveways with permeable surfacing of an equal, or more permeable nature than the surfacing approved as part of the strategy.

Informative (Compliance)

Developer to ensure that satisfactory arrangements for the control of surface water are in place as part of any temporary works associated with the permanent development, to ensure that flood risk is not increased, and water quality is managed prior to the completion of the approved drainage strategy.

Reason

To ensure lifetime maintenance of the system to prevent flooding issues.

Advice to LPA

We ask to be consulted on the details submitted for approval to your Authority to discharge Condition 11 and on any subsequent amendments/alterations. Please also consult us again on any future major changes to the proposed development or drainage scheme.

Should you have any questions about our response please contact us on flood.team@staffordshire.gov.uk

Kind Regards
Roberta

Please note my working days are Monday to Wednesday.



Flood Risk Management | Economy, Infrastructure and Skills
Staffordshire County Council, Lichfield Highways,
Trent Valley Road, Lichfield, WS13 6EU
Postal Address: 2 Staffordshire Place,
Tipping Street, Stafford, ST16 2DH
E-mail: flood.team@staffordshire.gov.uk
www.staffordshire.gov.uk

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