

From: [Barna, Roberta \(EXT\)](#)
To: [Jane Curley](#)
Cc: [Planning \(SMD\)](#)
Subject: RE: SMD/2022/0667 - Land at Uttoxeter Road - LLFA Response (Rev 5)
Date: 04 September 2024 10:57:25
Attachments: [image001.png](#)

Good Morning Jane,

Thank you for reconsulting us on the FULL application SMD/2022/0667 – Land at Uttoxeter Road.

Staffordshire County Council Flood Risk Management position

We require additional information to demonstrate an acceptable drainage strategy is proposed. We would therefore recommend that planning permission is not granted until this has been resolved. Issues to be resolved are listed below, where necessary for context I have included LLFA, **Developer response**, **LLFA Response**:

Drainage Strategy Principles

- Given the space constraint on the site, please consider incorporating MicroSuDS e.g. tree pits or raingardens that can be easily incorporated with landscaping features to provide multi-benefits to both water quality and landscaping. Please can you also confirm if any of the road network is going to be private, if so please add permeable paving to these sections.
- We will need to see STW approval for all pipe diversions at this stage to ensure your drainage strategy is viable, including a comment on the suitability of the swale crossing the STW pipe shown in the blue line area.

Refer to the STW planning consultation document on the planning portal confirming STW have no objection to the proposals.

The Severn Trent Response on the planning portal states:

'Please note that there is no guarantee that you will be able to build over or close to any Severn Trent sewers, and where diversion is required there is no guarantee that you will be able to undertake those works on a self-lay basis. Every approach to build near to or divert our assets has to be assessed on its own merit and the decision of what is or isn't permissible is taken based on the risk to the asset and the wider catchment it serves. It is vital therefore that you contact us at the earliest opportunity to discuss the implications of our assets crossing your site. Failure to do so could significantly affect the costs and timescales of your project if it transpires diversionary works need to be carried out by Severn Trent'

As the development as proposed depends on the diversionary works being approved, we need to see this at this stage.

- The report states that: 'The swale would become redundant during the worst storms i.e. 100 year event with the outflow pipe (set above the 100 year flood water level) discharging directly to the flood water'. Please confirm how adequate water treatment will be provided in this case, for water not passing through permeable paving?

Fluvial Hydraulic Modelling (*The EA will need to approve any updated to the modelling*).

- While the cover letter from JBA concludes no additional risk to third party land as a result of the proposals, there is no evidence of this unless a post-dev scenario is modelled to understand the impacts of the development on the fluvial flood risk. Given the flooding observed in this area we would request that post-dev modelling is completed so this risk can be quantified. In addition, the proposed swale **does** travel through the modelled extent and therefore will need to be modelled. We need to understand if the swale channelising water impacts the modelled flood zones (i.e. where you can build within the site AND any impacts on third party land as a result of the proposals).
- Please note that in line with the advice from the EA, following post-dev modelling you may be required to consider floodplain compensation for the scheme.

Please re-consult us at flood.team@staffordshire.gov.uk when amended details are received. If you are minded to approve the application contrary to this advice, we request that you contact us again to allow further discussion.

Kind Regards

Roberta

Please note my working days are Monday to Wednesday.



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