

From: [Barna, Roberta \(EXT\)](#)
To: [Rosie Dinnen](#)
Cc: [Planning \(SMDC\)](#)
Subject: SMD/2022/0267 - Blythe Park (Phases 4 and 5) - LLFA Response
Date: 22 October 2024 15:21:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Good Afternoon Rosie,
Further to the latest information received regarding SMD/2022/0267– Blythe Park Phases 4 and 5. I note that the application only provides information relating to Phase 4 of the development and wonder instead if these comments would be more relevant to SMD/2022/0268 instead?

Staffordshire County Council Flood Risk Management Position

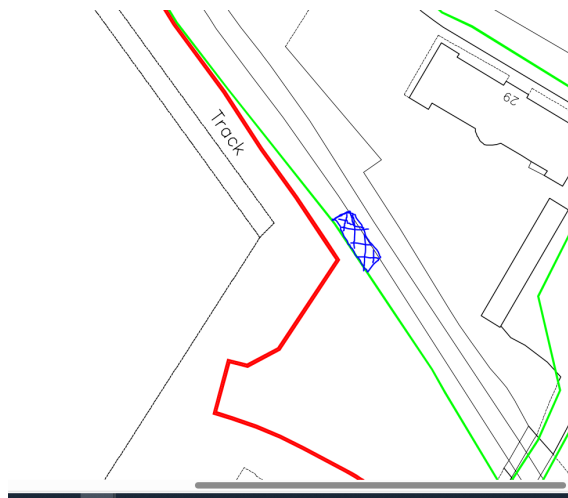
There is additional information required to acceptable drainage strategy details. We would therefore recommend that planning permission is not granted until additional information has been provided. Specific details are listed below:

Drainage Strategy Principles

- The latest strategy takes the correct discharge rate (17.9l/s) for Phases 2 and 4 but has only applied this to the Phase 4 design – please confirm the impermeable area contribution has been included in the modelling to incorporate the allowance for Phase 2.
- Please also confirm if the Phase 5 drainage will be routed through the Phase 4 network, if so need to include the impermeable area contribution in the modelling.
- The constraints plan shows existing SW sewer easements overlapping with the location of the proposed swale. We need to see a confirmation from STW that they are satisfied with these proposals. In addition where your pipes are proposed to cross existing STW infrastructure please confirm you have adequate clearances e.g S65-S66 and F45 into existing foul sewer. Do you have the survey confirming your clearances are suitable and are STW satisfied with this.
- Do you also have relevant permissions to construct the swale within the gas easement?

Swale

- With regard to the outfalling swale being constructed outside of the red line boundary, the blue area on the screenshot is not within your ownership (as demonstrated on the submitted Location Plan Rev D) please confirm who owns this area and if you have their permission to construct a swale here and access it for long term maintenance.



- Please provide detailed design for the swale to allow us to cross check against the modelling and against design standards for swales.

Exceedance

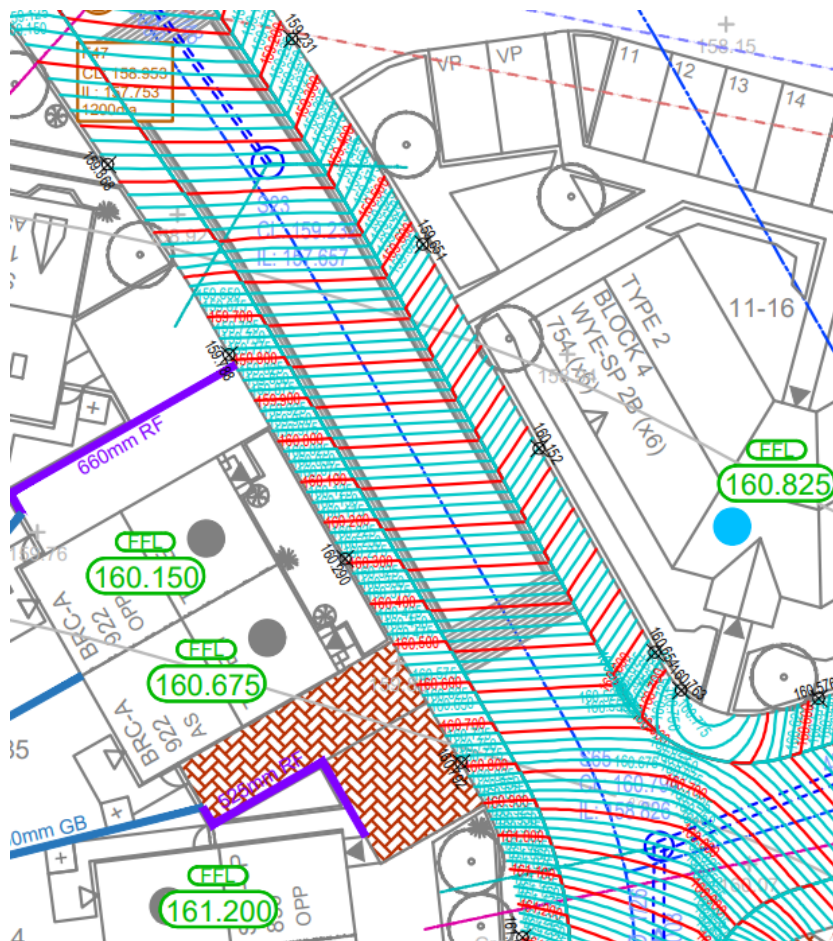
Can you resupply the flood path plan

BMK23278_RPS_xx_xx_DR_C_111-01 in line with the updates made to the drainage plan to allow us to make an assessment of exceedance flows on site:

- Can you confirm compliance with the FRA: Across the proposed development site a differential of at least 0.3m will be created between road elevation and the finished floor level within adjacent units. This will ensure that any flood water derived from localised sources such as existing or proposed drainage infrastructure or overland flows from higher land to the south will not preferentially flow into buildings but will instead be conveyed through the development down to the River Blithe.
- Can you also confirm that FFLs are to be set at least 150mm above surrounding ground level to mitigate against the residual impacts of exceedance on a plan with levels.

Calculations

- Please use FEH rainfall in your calculations
- Pipe lengths not labelled on plan.
- Pipe 1.001 will not achieve self-cleansing velocity
- Please confirm how areas of road not covered by the drainage network will be drained (e.g. screenshot below).



- How is the swale represented in the modelling?
- Where are pipes 1.014 and 1.015 on plan? – do these represent the swale?
- Is there a free flowing outfall into the River Blythe in the modelling?
- Can you model the impact of high levels in the receiving watercourse on the performance of the drainage network as proposed.
- Mismatched slopes between plan and modelling (3.000, 3.001, 4.001)
- Modelling has 2.709ha impermeable area but plan shows 2.726ha. Please also confirm that the modelling impermeable area includes a 10% uplift for urban creep.

Other

- Make sure the groundwater is sufficiently below the storage as the strikes are really high, might also need to line.
- Please provide drawings showing location, dimensions and levels of emergency overflows provided for piped and storage features.

Please note that this list is not necessarily exhaustive and that new revisions of documents often raise further questions.

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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