

From:
To:
Cc: [Planning \(SMDC\)](#)
Subject: RE: SMD/2022/0267 - Blythe Park (Phases 4 and 5) - LLFA Response
Date: 03 September 2025 10:01:20
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[Drainage - Development Enquiry ref 1137396 Valley Northern Limited, Carver Road, Stafford, NPD.pdf](#)

Good Morning,

Further to the latest information you forwarded relating to SMD/2022/0267– Blythe Park Phases 4 and 5. I have updated our response below to remove items addressed by the forwarded documents.

I note again that the application only provides information relating to Phase 4 of the development and therefore the consult should be against SMD/2022/0268 unless the developer is aiming to provide information on Phase 5 at this stage.

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, where necessary for context for ease of reading I have just listed our most up to date list of comments (with only necessary context), previous consultation responses include the full context of previous discussions.

Impermeable Areas

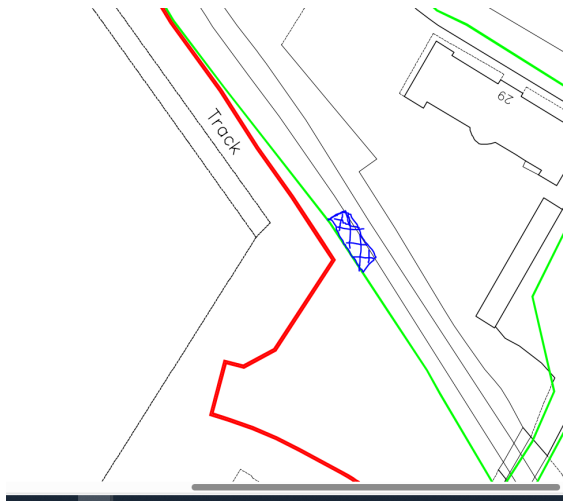
At Rev 10/11: Impermeable area for Phase 4 was confirmed by RPS *'The impermeable area is now 2.895ha and I can confirm that this includes a 10% uplift for urban creep'*. In the latest calculations provided, the model impermeable area is 2.769ha but this now includes (as requested the impermeable areas for Phases 2 and 5). Phase 2 (stated as 0.013ha) and 5 (stated as 0.193ha) impermeable area but the modelled figure has decreased. We would be expecting $2.895 + 0.013 + 0.193 = 3.101\text{ha}$ based on what you've said. Please confirm and can you also outline this on an impermeable area plan so we've got a record of these areas going forward and to demonstrate where the Phase 2 and 5 areas are added onto your modelling.

Easements

Please see the attached as an example of a developer enquiry from STW (from another site), you will note the comments relating to easements required. The primary concern is whether the swale can be located within the easement but the developer enquiry will determine if STW have any other issues with your proposals within the easements. Can you provide a developer enquiry from STW stating their approval for construction within the easements based on your latest proposals, we need to see this at this stage because you are fixing the layout and it may be that they layout needs to be amended if this is not possible.

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.



We understand from developer comments that land purchase agreement allows for the drainage to fall within the land vendor's retained land. Given that this proposal lies outside the red line boundary we have requested the LPA's opinion on this from a planning context.

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 (the response from RPS states it has been provided but it was not available on the planning portal).

Calculations

- There are mismatches on slopes, IIs and diameters between the modelling and the drainage plan throughout, please either update the modelling or the plan to ensure they match.
- Insufficient freeboard on Detention Basin 2 in the latest modelling (286mm), needs to be minimum of 300mm.
- Pipe lengths are no longer labelled on the drainage plan so we cannot cross check with the modelling.
- We typically see headloss coefficients between 0.5 and 1 (albeit this is in Microdrainage/Infodrainage and causeway may have a different way of representing it) but you've used 0.25 – please can you explain why you've closed a lower value or how causeway calculates this differently?

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

Please re-consult us 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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