From: [redacted]
To:
Cc:
Subject: RE: External Consultation Letter - App ref SMD/2025/0412
Sent: 15/10/2025 16:19:48

Good Afternoon,
In light of the applicant proposing to vary conditions 1 and 2 of SMD/2022/0199, the LLFA have the following comments.
The reserved matters decision notice lists 2 drainage drawings in Condition 1 and also refers to the same drawings in Condition 18 which states:
Any drainage scheme submitted under condition 18 of the original outline planning permission shall be in complete accordance with the drainage layout and engineering drawings submitted with this application, specifically ***Layout Plan (Engineering) – Ref: C1941-C-SK01 Rev G (CB3 Consult) and Layout Plan (Drainage Modelling) Ref: C1941-C-SK015 (CB3 Consult).***
It should be noted that the discharge of the sites detailed drainage remains outstanding at this time, under another application (DOC/2022/0042).
I have reviewed the adoptable drainage and private drainage plans submitted upon the planning portal as part of this variation application. These are:

- Adoptable drainage layout – 882930-40-01 Revision P1
- Private drainage layout – 882930-40-14 Revision P1

As part of the detailed design, the variation seeks to significantly deviate away from the approved plans, as per the following:

- Oversized pipes have been promoted to provide attenuation storage in the drainage network.
- Oversized pipes are now required as large areas of permeable surfacing (provided by permeable paving which also provides sub surface storage) have been removed from areas of private roads and private driveways. In the agreed drainage plan, all 55 units had a permeable driveway; in the latest drainage layout, this has been reduced to 16 properties. A large area of permeable paving in the private highway in the south-easter corner of the site has also been removed. This significantly reduces source control at the site and also removes an initial layer of water treatment to surface water generated by these areas.
- Other previously agreed source control features (rain gardens) and a filter strip discharging into a perforated pipe which served a highway in the south of the site have been removed.
- A Soakaway tank adjacent to plot 23 has been removed (previously providing 80m^3 of storage).
- 2 attenuation tanks were previously included in the south-west of the site on the south-western boundary. These attenuation tanks were positioned to avoid the tree roots of adjacent trees. These 2 tanks have been removed in favour of a singular tank which appears to be in the root protection zone of a former tree which is not now shown (not known whether tree remains or has been removed).

Overall, the variation seeks to remove the majority of the SuDS features approved at the reserved matters stage; as such, the LLFA do not believe that the latest versions of the drainage design conform to Condition 18 of the reserved matters application and will inherently prohibit the discharge of the drainage condition from the outline application (Condition 18 upon DOC/2022/0042).
We would recommend refusal of the variations proposed to the drainage design therefore.
I am happy for this correspondence to be uploaded to the planning portal as a record of our formal correspondence.
Many thanks

Staffordshire County Council

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