
Good Afternoon Bob,

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.

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.

- As I have noted several times previously, the application only provides information relating to Phase 4 of the development and therefore the consult should be against SMD/2022/0268 as no information relating to Phase 5 drainage has been submitted. There are specific considerations required as per the approved FRA relating to Phase 5 including flood resilient construction and exploring at detailed design phase (which if the layout is being fixed under the REM, we would suggest is now) lifting the community building above design flood levels to prevent it flooding.
- We do not believe that there is enough information to fix the layout on Phase 4 currently as there is still outstanding information required that may require the drainage layout to change and this would have consequences on the phase layout.
- We have reviewed the latest information and continued our review of specific issues below:

Impermeable Areas

The latest impermeable area plan supplied shows an impermeable area of 2.98ha, the model has 2.93ha which is an underestimation of what you are proposing, please update the model to reflect the correct impermeable area.

Easements

The primary concern is whether the swale can be located within the STW 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 – *this was not addressed in the most recent response from RPS.*

Exceedance

- There are not enough levels between the Flow Routing Plan (BMK23278_RPS_xx_xx_DR_C_111-01 P06), Levels/drainage overlay plan (CRS-PL-107 Rev C) and Levels and Drainage concept (BMK23278_RPS_xx_xx_DR_C_600-01 P11) to demonstrate that the properties are 150mm above surrounding ground level and (as you have previously stated will be the case) 300mm above road level.
- Where the Flood Routing Plan (111-01) shows water will be 'held in road' to prevent this can you add gullies in at the low points?

Calculations

- Mismatch length of slope on 7.000 between plan and model please update either plan or model.
- Insufficient freeboard on Detention Basin 2 in the latest modelling (286mm), needs to be minimum of 300mm. *The latest drainage plan shows the basin has now increased TOB height, please can you resupply*

the cross-section plan for this basin, demonstrating that the lowest TOB is now 158.547. Also the IL in the modelling is now different than on plan for this basin, please confirm which one is correct and update accordingly as this makes a difference to the volume of storage you have in the basin.

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.



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

Disclaimer

This e-mail (including any attachments) is only for the person or organisation it is addressed to. If you are not the intended recipient you must let me know immediately and then delete this e-mail. If you use this e-mail without permission, or if you allow anyone else to see, copy or distribute the e-mail, or if you do, or don't do something because you have read this e-mail, you may be breaking the law.

Liability cannot be accepted for any loss or damage arising from this e-mail (or any attachments) or from incompatible scripts or any virus transmitted.

E-mails and attachments sent to or received from staff and elected Members may be monitored and read and the right is reserved to reject or return or delete any which are considered to be inappropriate or unsuitable.

Do you really need to print this email? It will use paper, add to your waste disposal costs and harm the environment.