

[REDACTED]

Sent: 23 December 2025 17:48

Subject: Re: Rev Plans Gen External Consultation - App ref SMD/2025/0243

[REDACTED]

Chris,

Thank you for consulting us on the revised information for the application above.

In my previous response I recommended further site investigation into the existing surface water drainage, to be followed by consultation with Severn Trent, and updated analysis and revision of the FRA and Drainage Strategy:

In the Teams call on Friday 24th we discussed the surface water flood risk to the site and the mitigation that would be required to make the proposed development acceptable. This would include a feature to intercept surface water entering the site, means to route it through/around the site, route of discharge, green/blue corridor for exceedance flow, and access for maintenance. There is also a section of open watercourse and potential culvert crossing the site, which would need appropriate easement and maintenance.

There are a number of drainage features within the site that require further investigation – the watercourse, inlets and outlets, two possible chamber covers, and a possible surface water inlet.

The suggested next steps were:

- Site investigation to determine existing features, connectivity and condition
- Consultation with Severn Trent to discuss any previously unmapped connections and possible retained use / formalisation
- Update and submit further revision to FRA/Drainage Strategy to include outcome of above, and suitable mitigation.

The revised information confirms that the site investigation has been done, and identified existing features and connections to the Severn Trent network. It is not clear that further discussions with Severn Trent have taken place, which is required because this will not have been included in their previous hydraulic modelling or sewer records.

I would recommend the following actions are still required:

Consultation with Severn Trent:

- Supply results of site survey identifying existing connections to STW network. STW to confirm acceptance of retention of existing connection for catchment drainage, update sewer records and hydraulic model.
- Clarify proposed connection point for site surface water discharge. The Drainage Strategy suggests that STW requested a connection downstream of manhole 1003, but it appears that the proposed connection point is upstream of this at manhole 1001. STW to confirm whether this is acceptable, taking into account hydraulic modelling.

Surface Water flood risk and mitigation:

- The FRA acknowledges the risk of exceedance of the 150mm piped watercourses, but this should be quantified based on the upstream catchment.
- Confirm size, ownership and maintenance access to proposed ditch.
- Exceedance flow routes should be formalised into green/blue corridors to minimise the risk of property flooding and consider interaction with the site surface water drainage network.
- Include interception of flows entering the SW of the site.
- Include details of maintenance access for ditches, catch pits, headwalls and pipes.

Further review will be required when these points have been addressed.

Please let me know if you need any further information or wish to discuss.

Many thanks
Chris



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Sent: 05 December 2025 3:01 PM

Subject: Rev Plans Gen External Consultation - App ref SMD/2025/0243

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