
From: Jo Crawshaw-Moore (Place)
Sent: 12 July 2023 15:24
To: Stannard, James
Cc: Planning (HPBC)
Subject: RE: External Consultation Letter - App ref DOC/2023/0040
Attachments: Drainage Calculations Guide v1.0.pdf

Good Afternoon James,

Thank you for consulting the Lead Local Flood Authority (LLFA) in relation to the above planning application. This replaces our previous response dated 23/06/2023.

We are unable to provide recommend that the conditions are discharged until the applicant has provided further information:

Condition 13

Regarding maintenance:

- Who will be responsible for maintaining the soakaway and the Downstream Defender?
- Please provide maintenance instructions for the soakaway.

Regarding the infiltration testing results in appendix F of the Technical Note:

- Paragraph 3.1 of the technical note states that infiltration rates between 6 and 2 m/hr were indicated by the testing. In the results for Trial Pit B, the time taken for test 3 to drain would lead to an infiltration rate of 0.075 m/hr. Please could this be clarified, ensuring that the lowest value is used in the modelling calculations.

As the site is within a Source Protection Zone, care must be taken regarding the quality of the water infiltrating via the permeable paving and soakaway. The proposed drainage design incorporates treatment for the surface water runoff, however, as the site is brownfield, is there any contamination in the ground that might be mobilised by the infiltrating water? The soakaway design in appendix D of the Technical Note and the modelling calculations indicate that water will infiltrate through the sides as well as the base of the soakaway and the base of the permeable paving would be well above the bedrock. The LPA would be advised to consult the Environment Agency regarding the suitability of the design of the infiltrating features and treatment from a water quality point of view.

Please clarify whether the perforated pipes within the permeable paving are perforated all the way round or at the top only. They should be perforated at the top only to avoid a concentration of infiltrating water close to buildings or the highway.

Please provide:

- Pipe sizes, materials, gradients and numbers and also site ground levels and finished floor levels on the Drainage Layout drawing in appendix C of the Technical Note
- A plan detailing the impermeable area attributed to each drainage asset
- A plan showing above ground flood pathways for events in excess of the 1% probability annual rainfall event, to ensure exceedance routes can be safely managed
- An indication of seasonal variations in ground water level to ensure that there is a minimum of 1m of unsaturated ground beneath infiltrating features

Please find attached a guide as to the requirements for modelling calculations.

Condition 14

This condition will be recommended for discharge at the same time as condition 13.

Condition 16

No information appears to have been provided regarding this condition.

Thank you.
Kind regards,
Jo

Jo Crawshaw-Moore | Senior Technician

Flood Risk Management

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