

<b>Planning Reference:</b>	<b>23/02170/FUL</b>
<b>Condition:</b>	No development shall take place until a scheme of surface and foul water drainage has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied/brought into use (whichever is the sooner).
<b>Information Submitted:</b>	<ul style="list-style-type: none"> <li>• C1581 20230056 Drainage Strategy RevA - 1 Main Body</li> <li>• C1581 20230056 Drainage Strategy RevA - 2 App A – D</li> <li>• C1581 20230056 Drainage Strategy RevA - 3 App E – I</li> <li>• C1581 20230056 Drainage Strategy RevA - 4 App J – P</li> <li>• Flood Risk Assessment Part 1</li> <li>• Flood Risk Assessment Part 2</li> <li>• Flood Risk Assessment Part 3</li> <li>• Surface Water Drainage Proforma 1</li> <li>• Surface Water Drainage Proforma 2 - Supporting Info 1</li> <li>• Surface Water Drainage Proforma 3 - Supporting Info 2</li> </ul>
<b>Comments:</b>	
WSP 27.06.2023	No details of the compensation areas appear to have been submitted.
SGi 17.08.2023	A Flood Risk Assessment was produced by BWB Consulting and provided as part of the submission. The assessment contains the hydraulic modelling for both the Newness, Tetchill Brook, the diversion and the compensation proposals. Please note that this report was split into three parts due to the size limitations on the portal.
WSP 27.06.2023	Sectional flood compensation details showing the 'level for level' volumes must be submitted showing the direct replacement for the lost storage volume.
SGi 17.08.2023	The compensation principles have been previously agreed with the Environment Agency and includes the daylighting and diversion of the Tetchill Brook. It is not possible to provide compensation on a level for level basis and therefore a volumetric only compensation solution is proposed. The latest application is consistent with these previously agreed parameters. This information can be found with the submitted Flood Risk Assessment.
WSP 27.06.2023	A existing greenfield run-off analysis for storms up to the 1% AEP plus 40%
SGi 17.08.2023	A Drainage Strategy for the proposed development has been prepared by SGi Consulting. This document contains the greenfield runoff calculations (Para 2.6 Table 2.3).
WSP 27.06.2023	Structure outlet details showing how the discharge will be controlled and varied for each of the storm return periods modelled.
SGi 17.08.2023	Each of the proposed networks will have a flow control chamber which limits the runoff rate. The location of these flow control manholes is noted on the Drainage Strategy drawings and the devices are currently modelled as Hydrobrake units. Microdrainage simulations are also included within the strategy and will be adjusted to reflect any changes that occur during the detailed design stage.
WSP 27.06.2023	Contour plan and exceedance flow routes for events up to and including the 1% AEP plus CC demonstrating that flooding of more vulnerable areas within the development site or contribute to surface water flooding of any area outside of the development site will not occur.
SGi 17.08.2023	The attenuation features onsite have been designed to contain the excess runoff for events up to and including the 1% AEP plus CC. The networks have also been modelled with a submerged outfall to ensure flooding outside of the development does not occur. The Microdrainage simulations are included within the provided within the Drainage Strategy.
WSP 27.06.2023	Drained area plans with the addition of urban creep for the residential phases.

SGi 17.08.2023	A catchment plan is included within the Drainage Strategy. Urban Creep is not required as part of this submission (highway only). But the Drainage Strategy has included an allowance for Urban Creep on all residential areas.
WSP 27.06.2023	Maintenance schedules and details of who will take responsibility for the on-going maintenance of the suds features.
SGi 17.08.2023	The SUD's/drainage proposals that form part of this submission/constructed as part of these works will be adopted by the local highway authority. SUD's features/drainage proposals for the future plots will have their own Maintenance Strategy/Agreement and will be submitted as a separate application.