

HS

Dawn Paton

From: Stuart Edwards
Sent: 05 June 2017 13:04
To: Planning
Subject: NYM/2017/0329/FL



For the attention of Hilary Saunders

Hilary,

In response to your consultation on the above application can I make the following comments with regard to surface water management:

1. Runoff Destinations

The planning application form states that surface water will be disposed of via soakaway. This method is satisfactory however information is required to demonstrate that ground conditions are suitable for infiltration and a drawing/information detailing drainage proposals are required.

2. Flood Risk

As drainage design has not been provided it is unclear that this requirement can be met.

3. Peak Flow Control

As it is proposed to manage surface water on site by means of infiltration peak flow control is not a consideration.

4. Volume Control

As it is proposed to manage surface water on site by means of infiltration volume control is not a consideration.

5. Pollution Control

Infiltration provides a level of treatment and surface water from the building roof is not considered to be polluted.

6. Designing for Exceedence

Site design must be such that when SuDS features fail or are exceeded, exceedence flows do not cause flooding of properties on or off site. This is achieved by designing suitable ground exceedence or flood pathways. Runoff must be completely contained within the drainage system (including areas designed to hold or convey water) for all events up to a 1 in 30 year event.

The design of the site must ensure that flows resulting from rainfall in excess of a 1 in 100 year rainfall event are managed in exceedence routes that avoid risk to people and property both on and off site.

7. Highway Drainage

Not applicable.

8. Climate Change

Due to changing climate, winters are likely to get wetter and we are likely to experience more extreme weather conditions such as intense rainfall events. As such, an allowance of 30% must be made in SuDS design for increased amounts of rainfall.

9. Urban Creep

Not applicable.

10. Construction

This has not been considered in the documents submitted with the application however construction phase details can be required by condition.

11. Maintenance

Your attention is drawn to the National Planning Policy Framework (NPPF) and House of Commons Written Statement HCWS161 that requires planning authorities to ensure that there are clear arrangements in place for ongoing maintenance over the lifetime of the development. Maintenance proposals for the SuDS are required.

Insufficient information has been provided with the application to demonstrate that all of the requirements for SuDS can be met, however due to the scale, nature and location of the proposed development it is unlikely that requirements won't be met and with respect to points 1, 2, 6, 8 and 11 above I suggest that these can be resolved by requiring surface water drainage/SuDS design prior to development by means of planning condition.

Yours Sincerely

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