

Consultation on Planning Application

From Development Management

Date: 21/11/2018

Reference: OUT/2018/3080

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Proposed residential development (up to 40 dwellings) with associated landscaping/open space, drainage and highway infrastructure (outline application - all matters reserved except access into the site).

At: Rookery Farm (field adjacent to Pumping Station) Watery Lane Coventry CV6 2GE

The application will be available to view online by holding down the control key and **clicking here** to view.

Or paste the link below into your internet browser

<http://planning.coventry.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=799273>

In line with established practice you are requested to respond with your comments, using the pro forma below, within 14 days of the date of this notice.

Any comments proposing pre-commencement conditions must be received within 14 days in order to allow for sufficient time to give notice to the applicant in accordance with the Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

Please email complete pro forma response to planning@coventry.gov.uk

IN CASE THE MEMBER OF STAFF IS OUT OF THE OFFICE. THANK YOU

The Personal Data being provided to you via this link is being disclosed to enable you to fulfil your role as a member of the Council. Please remember that Personal Data should only be used in accordance with the requirements of the Data Protection Act 1998 and related regulations.

If you require any further information please contact the case officer:

Nigel Smith

Tel: **024 7683 1246**

Email: **nigel.smith@Coventry.gov.uk**

Date: 12-Dec-2018
Comments from: Flood Risk Management and Drainage
Re: OUT/2018/3080

No Comments	
No Objection	
No Objection Subject to Conditions	X
Objection	
Further information Requested	

Comments
<p>The applicant is seeking outline permission with all matters reserved, except site access. The location of the site access and layout appears suitable for managing flood flows through the site and we therefore have no objection to this proposal.</p> <p>Whilst the site abuts the culverted Ordinary Watercourse, Hall Brook, surface water flood risk across the site is considered to be low. A discrete patch of surface water flooding is predicted within the south of the site, but this location aligns nicely with the proposed location of the site access. The site is not located within close proximity to a Main River and is therefore within Flood Zone 1.</p> <p>The applicant seeks to discharge both surface water and foul drainage to the Severn Trent Water combined sewer, located on Watery Lane, supported by Statements 3.7 and 3.8 in the Sustainable Drainage Statement:</p> <p style="padding-left: 40px;"><i>Statement 3.7 - "There are no existing watercourses in the vicinity which would be suitable for the site to discharge to and this method is therefore not achievable".</i></p> <p style="padding-left: 40px;"><i>Statement 3.8 - "From historic knowledge within the area and as observed on the topographical survey, there is understood to be a public combined sewer network located within Watery Lane. It is therefore proposed to connect to an existing manhole within the adjacent Watery Lane carriageway."</i></p> <p>As the site abuts the culverted Hall Brook, Statement 3.7 in particular is rejected. The applicant should investigate the suitability of discharging surface water to the culverted Hall Brook in accordance with requirement H3 of <i>The Building Regulations</i>. In addition to this, it should be demonstrated that discharge to the ground is not suitable.</p> <hr/> <p>It is noted that the applicant is seeking to attenuate surface water using a combination of geocellular storage and an online basin.</p> <p>The Council will consider the adoption of the basin, subject to meeting design parameters and providing provisions for future maintenance.</p> <p>Geocellular storage should be designed with pipe connectivity through the storage void and fill by surcharge. There should be freeflow in, with no surcharge of the upstream building drainage. It should also be located outside any proposed adoptable Public Highway.</p> <p>Flow-control chambers should be fitted with a high-level overflow to ensure the protection of the upstream homes, in the event of an exceedance or blockage event.</p>
Further information (if any)

Amendments Recommended (if any)

Conditions Recommended (if any)

Notwithstanding the submitted Flood Risk Assessment and Sustainable Drainage Statement, no development approved by this permission shall be occupied until the following information has been submitted to and approved by the Local Planning Authority and Lead Local Flood Authority:

- i) A scheme for the provision of sustainable surface water drainage with consideration to open air SuDS and particular emphasis on attenuation techniques. There must be consideration of features such as green roofs, rain gardens and swales, for the management of surface water peak and total flows, biodiversity and water filtering, in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'
- ii) A detailed strategy for the long-term maintenance of the SuDS and other surface water drainage systems on site.
- iii) Development discharge rates to be managed to Qbar greenfield rates minus 20%, or 5l/s, whichever is greater.
- iv) Provisions must be made for the drainage of the site to ensure there are no temporary increases in flood risk, on or off site, during the construction phase.
- v) Evidence that receiving water bodies or sewers are capable of accepting the attenuated flows specified by the Lead Local Flood Authority and that this will not exacerbate the flood risk on or off site. This will include capacity calculations and outcomes, not just the correspondence from Severn Trent Water Ltd in isolation, accepting the point discharges. Evidence of existing sub catchments within the site are needed to support the connectivity survey and confirm the acceptability of proposed point discharges to the watercourses and infrastructure sewers. This must be submitted to, and agreed by, the Local Planning Authority and Lead Local Flood Authority.
- vi) Prior to the occupation of the development, a survey to determine the location of the existing culvert, its relationship to the proposed development and whether it will be affected by the proposed development shall be submitted to and approved in writing by the local planning authority and Lead Local Flood Authority. Where an existing culvert will be affected by the proposed development, a detailed strategy shall be submitted prior to the occupation of development for the protection of the culvert and approved in writing by the local planning authority and the Lead Local Flood Authority. The development shall thereafter proceed only in accordance with the approved strategy.
- vii) Evidence of the 1 in 100 year plus 40% climate change events will be held within the

site boundaries.

- viii) An appropriately scaled intrusive ground investigation report to establish the depth and type of strata, including percolation results in accordance with BRE 365 and the presence and risk associated with migrant contaminants. Provide evidence of existing groundwater levels and seasonal variation, in order to inform the drainage design.
- ix) All 'within building plot' drainage must be considered for the incorporation of water re-use systems/ water butts, such as grey water harvesting, and consideration must also be given to features such as green roof technology to manage down both peak and total rainfall runoff discharging to sewer systems, watercourses and groundwater.
- x) The development must be considered for the implementation of permeable paving or similar permeable material for the management of total surface water flows, and water filtering in accordance with Coventry City Council's adopted Supplementary Planning Document for 'Delivering a More Sustainable City'.
- xi) Evidence to show the management of overland flow routes in the event of exceedance or blockage to the drainage system. Details should include demonstration of how the building will be protected in such an event.
- xii) Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- xiii) Where new or redevelopment site levels result in the severance, diversion or the reception of natural or engineered drainage flow, the developer shall maintain existing flow routes (where there are no flood risk or safety implications) or intercept these flows and discharge these by a method approved by the Local Planning Authority.
- xiv) Foul drainage plans.

Reasons

- i) To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To provide learning opportunities and increase the interaction of people with water, in accordance with section 8.7.2 Design Principle of the SFRA. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive.
- ii) For enforcement purposes to prevent an increased risk of flooding by ensuring good stewardship and the long-term effective surface water drainage, as well as the safeguarding of water quality in line with the Water Framework Directive.
- iii) To ensure surface runoff is not increased, and where there is an existing flooding issue, reduce the runoff to manage flood risk. This is in line with national standards for betterment, and existing rights of discharge do not apply.
- iv) To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal during the construction phase.
- v) Evidence will need to be submitted to ensure that the receiving infrastructure will not be overwhelmed by the discharges from a site, and cause remote flooding as a result of the development.
- vi) In order to protect existing culverts to minimise the potential for contamination and flooding in accordance with Policies EM3, EM4 and EM6 of the Coventry

Development Plan 2001.

- vii) To ensure that provisions are made for any increase in rainfall frequency / intensity and urban creep. To ensure the development does not increase flood risk within the site or off site.
- viii) To assess the suitability of the ground conditions for the disposal of surface water using SuDS. Infiltration SuDS can cause increased groundwater levels, and in some circumstances, increased flood risk on or off site. Evidence is required that this is not a significant risk.
- ix) To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting the peak and total discharge of surface water. To improve water quality by reducing the amount of water removed from watercourses for domestic and commercial uses, in accordance with table 7 of Coventry City Council's Supplementary Planning Document 'Delivering a More Sustainable City'.
- x) To reduce the risk of flooding from surface water runoff, infrastructure sewers, open water bodies and groundwater by ensuring the provision of a satisfactory means of limiting total discharge of surface water, with reference to the Building Regulations Part H. Furthermore, to provide for betterment in watercourse quality, in line with the Water Framework Directive.
- xi) To ensure that properties and buildings are protected from flooding in exceedance events, and to ensure that existing land drainage is not adversely affected so as to cause flooding.
- xii) Local planning authorities should ensure flood risk is not increased elsewhere, in accordance with paragraph 103 of the National Planning Policy Framework. Also, to prevent flooding of the Public Highway from private land.
- xiii) To ensure the development does not increase flood risk within the site or off site.
- xiv) To ensure an adequate means of foul drainage.

Once approved, the development shall only proceed in accordance with the approved details including any recommended mitigation measures and shall remain in place thereafter.

Please email response to planning@coventry.gov.uk