

Robins, Joel

From: Barber, Will
Sent: 29 March 2019 11:29
To: Smith, Nigel; Planning Department
Cc: FRM Planning; Thomas, Neal; Flooding
Subject: OUT/2019/0484 - Land at Thompsons Farm
Attachments: OUT-2019-0484 - Flood Risk Management & Drainage.DOCX

Categories: Consultation Responses

Nigel,

Please find attached our consultation response. Please note we have recommended a pre-commencement condition:

All proposed outfalls must be confirmed and agreed with the Lead Local Flood Authority prior to the commencement of work on site.

This has been included as we have identified potential issues with all 3 outfall locations. We believe each can be overcome however further evidence and agreements are required to ensure flood risk is not increased on-site or off site. A note in the Surface Water Drainage Strategy states "all proposed outfalls must be confirmed prior to the commencement of work on-site", therefore the applicant should be agreeable to this.

I have copied in Warwickshire LLFA as the site is located at the administrative boundary.

Best regards,

Will

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Consultation on Planning Application

From Development Management

Date: 07/03/2019

Reference: OUT/2019/0484

CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990

Proposal: Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of: The demolition of Thompsons Cottage and associated buildings; Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping; A vehicular access point and emergency access point onto Bennetts Road North; Network of pedestrian and cycle routes; and All associated infrastructure and enabling works.

At: Land at Thompsons Farm Thompsons Road Coventry CV7 8JW

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=801230>

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: 29/03/2019
Comments from: Drainage
Re: OUT/2019/0484

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

Comments
Further information (if any)
Amendments Recommended (if any)
Conditions Recommended (if any)

For each phase of development, notwithstanding the submitted Flood Risk Assessment and Drainage Strategy, we recommend the following conditions.

Conditions

- I. A scheme for the provision of surface water drainage, incorporating SuDS 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%. The discharge rates for brownfield sites shall be considered as greenfield in accordance with the SFRA.
- IV. Evidence the 1 in 100 year plus 40% climate change events will be held within the site boundaries.
- V. 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.
- VI. Provisions must be made for the drainage of the site to ensure there is no discharge of surface water to the Public Highway.
- VII. All proposed outfalls must be confirmed and agreed with the Lead Local Flood Authority prior to the commencement of work on site.
- VIII. 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

- IX. Single discharge points will be discouraged on larger sites, as discharge points are to be located to best mimic the natural discharge condition.
- X. A minimum 5m way leave must be provided from the top bank of any ordinary watercourse and open water bodies.
- XI. 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'.
- XII. 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. Finished floor slab levels must be 300mm above the 1 in 100 year pluvial flood levels.
- XIII. Where new or redevelopment site levels result in the severance, diversion or the reception of natural land 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. The drainage strategy should not result in top water levels of attenuation structures being above the natural ground level and must achieve a 300mm freeboard, in relation to this existing ground level, at the 1 in 100 year plus climate change event.
- XV. Where an attenuation structure is located adjacent to Public Highway boundary, the applicant should demonstrate the structural adequacy of the attenuation structure to safeguard Public Highway.
- XVI. 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 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.
- V. To prevent an increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal during the construction phase.

- VI. Local planning authorities should ensure flood risk is not increased elsewhere, in accordance with paragraph 163 of the National Planning Policy Framework. Also, to prevent flooding of the Public Highway from private land.
- VII. To ensure the development does not increase flood risk within the site or off site.
- VIII. 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.
- IX. To ensure that the discharge from a site will not cause localised flooding by overwhelming the natural capacity of the watercourse
- X. To enable future riparian maintenance of the watercourse, to improve water quality in line with the Water Framework Directive, as well as minimising impacts on biodiversity in accordance to the NPPF.
- XI. 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.
- XII. 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.
- XIII. To ensure the development does not increase flood risk within the site or off site.
- XIV. To prevent risk of flooding in a breach scenario or exceedance event.
- XV. To safeguard the stability of the public highway
- XVI. To ensure an adequate means of foul drainage.

Please email response to planning@coventry.gov.uk