**CONSULTATION UNDER TOWN AND COUNTRY PLANNING ACT 1990**

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| **Application Number** | PL/2020/02932/PPOL |
| **Address** | Marlpit Cottage Netherwood Lane Chadwick End Solihull B93 0BD |
| **Proposal** | Outline application for the erection of new dwelling - Resubmission of PL/2020/00749/PPOL. At this point access, layout and scale are put forward for consideration. Appearance and landscaping are reserved for future determination |
| **Case Officer** | Matt Preece |

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| **Date comments sent** | 20 January 2021 |
| **Name of consultee department** | Flood Risk Management |
| **Consultation response author** | Sudhakar Yallanki |

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| No Comments |  |
| No Objection |  |
| No Objection Subject to Conditions | **✓** |
| Objection |  |
| Further information Requested |  |
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| **Comments:** (Please explain the reason for your response) |
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| **Further information required (if applicable):**(Please explain the reason for your response) |
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| **Amendments recommended (if applicable):**(Please explain the reason for your response) |
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| **Recommended conditions (if applicable):**(Please provide justification for any pre-commencement conditions) |
| **Condition 1 - Appropriate surface water drainage scheme in accordance with details to be submitted**No above-ground work shall commence until such a time as a scheme to manage the surface water runoff from the development has been submitted to and approved in writing by the Lead Local Flood Authority in conjunction with the Local Planning Authority, with no occupation until the scheme is operational. The submitted details shall include, as a minimum:* Drawings showing overall site concept design principles
* Site layout plan, incorporating SuDS drainage design, site ground levels, finished floor levels, any integration with landscaping, earthworks or other features.
* Surface Water Drainage Design including:
	+ Confirmation of the lifetime of the development
	+ Design storm period and intensity (1 in 1, 1 in 30 & 1 in 100 year + allowance for climate change see EA advice [Flood risk assessments: climate change allowances’](https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances)),
	+ Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates in accordance with BRE365 methodology;
	+ Confirmation of discharge rates and volumes (both pre and post development)
	+ Confirmation of proposed discharge location.
	+ Innovative and Multi-Functional SuDS Design that makes good use of the site space, supported by robust calculations and demonstrating full compliance with SMPC Policy P11 and DEFRA’s Non-statutory technical standards for sustainable drainage systems to accommodate the difference between the allowable discharge rate/s and all rainfall events up to the 100 year plus climate change critical event storm.
	+ Engineering details for all surface water drainage features
	+ Temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of finished floor levels in AOD;
	+ Details of water quality controls, where applicable. For example, demonstration that the final design provides appropriate treatment for water leaving the site
* Surface Water Drainage adoption and maintenance strategy
* On and off site extreme flood flow routing and proposed resilience measures that ensure the buildings and infrastructure are safe from flooding
* Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);

The scheme shall be implemented, maintained and managed in accordance with the approved details.**Condition 2 - Surface Water Lifetime Management and Maintenance Plan**No above-ground work shall commence until details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development have been submitted which, as a minimum, shall include:1. The arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents’ Management Company
2. Arrangements concerning appropriate funding mechanisms for its on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as:
	1. on-going inspections relating to performance and asset condition assessments
	2. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime;
3. Means of access for maintenance and easements where applicable.

The scheme shall be implemented, maintained and managed in accordance with the approved details. |
| **If the application is to DISCHARGE CONDITIONS, please confirm the list of documents you are approving below:** |
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| **If the application requires a S106 contribution/ requirement, please include the following information:**Please note: The legal tests for when a S106 contribution can be requested are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 (as amended). The regulations and guidance can be viewed here: <https://www.legislation.gov.uk/ukdsi/2010/9780111492390/regulation/122> and <https://www.legislation.gov.uk/uksi/2010/948/contents/made> and <https://www.gov.uk/guidance/planning-obligations> and The tests are:1. Necessary to make the development acceptable in planning terms;
2. Directly related to the development; and
3. Fairly and reasonably related in scale and kind to the development.
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| * Contribution description
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| * Contribution amount £ (if applicable). Please provide justification.
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| * Trigger point for payment (i.e. upon commencement of development, upon first occupation, upon 50% occupation…)
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| * Trigger point for works to be undertaken (if applicable)
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