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

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| **Application Number** | PL/2022/00458/PPFL |
| **Address** | Arbour Tree Farm Warwick Road Knowle Solihull B93 0BE |
| **Proposal** | Conversion of existing farmhouse into four dwellings and the conversion and alteration of two existing agricultural barns into four dwellings |
| **Case Officer** | Ian Hiscock |

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| **Date comments sent** | **23/03/2022** |
| **Name of consultee department** | **Lead Local Flood Authority** |
| **Consultation response author** | **Anastasia Krylova** |

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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) |
| Please can the applicant submit additional information to show the surface water drainage proposals for the development |
| **Further information required (if applicable):**(Please explain the reason for your response) |
| 1. Site layout plan, incorporating SuDS drainage design, site ground levels, finished floor levels, any integration with landscaping, earthworks or other features.
2. Surface Water Drainage Design including:
	* 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.
	* Engineering details for all surface water drainage features
	* Details of water quality controls, where applicable.
3. Surface Water Drainage adoption and maintenance strategy
4. On and off site extreme flood flow routing and proposed resilience measures that ensure the buildings and infrastructure are safe from flooding
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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) |
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| **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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