

Your ref: PAP/2021/0663
Our ref: WCC002350 R2/FRM/CSB/001
Your letter received: 16/06/2022



SENT BY EMAIL

Mr J Brown
Head of Planning
North Warwickshire Borough Council
The Council House
South Street
Atherstone CV9 1DE

Flood Risk Management
Warwickshire County Council
Shire Hall
Warwick
Warwickshire
CV34 4RL

www.warwickshire.gov.uk

FAO Andrew Collinson

04 July 2022

Dear Mr Brown

PROPOSAL: Outline planning permission for development of land within Use Class B2 (general industry), Use Class B8 (storage and distribution) and Use Class E(g)(iii) (light industrial), and ancillary infrastructure and associated works, development of overnight lorry parking facility and ancillary infrastructure and associated works. Details of access submitted for approval in full, all other matters reserved

LOCATION: Land On The West Side Of, Dordon Road, Polesworth

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 16 June 2022. Based on the information submitted the LLFA has **No Objection** subject to the following conditions.

Condition

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

1. Limit the discharge rate generated by all rainfall events up to and including the 1 in 100 year (plus an allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 4.4l/s/ha for the site in line with the approved Flood Risk Assessment report (ref: 20073-BGL-XX-XX-RP-D-00001, Version V2, dated 22nd October 2021) and supported by greenfield runoff rate calculations provided later (ref: Greenfield runoff rate estimation Calc).
2. The drainage scheme proposes to connect into a culverted watercourse crossing the site and a plan has been provided showing how this may be diverted. Further details will be required regarding this showing:
 - a. Exact details of the existing culvert including location, size, depth etc
 - b. An assessment of the current catchment and capacity of the watercourseOutside of the planning system, Ordinary Watercourse Consent will be required for any works



*Working for
Warwickshire*

- which affect the flow within a watercourse, including a culverted watercourse.
3. Provide drawings / plans illustrating the proposed sustainable surface water drainage scheme. The Illustrative SuDS Strategy provided (ref: 20073-BGL-XX-XX-SK-C-00005 P2) agreed to date should:
 - a. Be treated as a minimum and further source control SuDS should be considered during the detailed design stages as part of a 'SuDS management train' approach to provide additional benefits and resilience within the design.
 - b. Consider how to disperse attenuation across the site in above-ground features to minimise the depth in the currently proposed southern attenuation feature
 - c. Demonstrate how the Dordon Design Guidance and Code (DDGC) criteria SU03 to SU06 committed to within High Quality Design Principle 1 (HQDP1) of the Design Guide are met through the surface water drainage scheme.
 4. Provide detail drawings including cross sections and standard details, of proposed features such as, attenuation features, flow controls, and outfall structures. These should be feature-specific demonstrating that such the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753.
 5. Provide detailed, network level calculations demonstrating the performance of the proposed system. This should include:
 - a. Suitable representation of the proposed drainage scheme, details of design criteria used (incl. consideration of a surcharged outfall), and justification of such criteria where relevant.
 - b. Simulation of the network for a range of durations and return periods including the 1 in 2 year, 1 in 30 year and 1 in 100 year plus 40% climate change events
 - c. Results should demonstrate the performance of the drainage scheme including attenuation storage, flows in line with agreed discharge rates, potential flood volumes and network status. Results should be provided as a summary for each return period.
 - d. Evidence should be supported by a suitably labelled plan/schematic (including contributing areas) to allow suitable cross checking of calculations and the proposals.
 6. Provide plans such as external levels plans, supporting the exceedance and overland flow routing provided to date. Such overland flow routing should:
 - a. Provide information regarding the existing surface water flood risk and the topography leading to such shown on the Flood Risk from Surface Water mapping.
 - b. Demonstrate how runoff will be directed through the development without exposing properties to flood risk.
 - c. Consider property finished floor levels and thresholds in relation to exceedance flows. The LLFA recommend FFLs are set to a minimum of 150mm above surrounding ground levels.
 - d. Recognise that exceedance can occur during any storm event due to a number of factors therefore exceedance management should not rely on calculations demonstrating no flooding.

Reason

To prevent the increased risk of flooding; to improve and protect water quality; and to improve habitat and amenity;

Condition:

No occupation and subsequent use of the development shall take place until a detailed, site specific maintenance plan is provided to the LPA in consultation with the LLFA. Such maintenance plan should

1. Provide the name of the party responsible, including contact name, address, email address and phone number
2. Include plans showing the locations of features requiring maintenance and how these should be accessed.
3. Provide details on how surface water each relevant feature shall be maintained and managed

- for the life time of the development.
4. Be of a nature to allow an operator, who has no prior knowledge of the scheme, to conduct the required routine maintenance

Reason:

To ensure the future maintenance of the sustainable drainage structures.

Notice to LPA / Applicant regarding the conditions

Whilst the applicant has demonstrated the principles of an acceptable surface water management strategy at the site, further information is still required as detailed above.

The applicant may prefer to provide these additional details at a later date during the detailed design stage and therefore we have recommended an appropriate pre-commencement condition to ensure that these details will be provided for review and approval by the LPA and LLFA before the development commences.

Alternatively, the applicant may wish to avoid any pre-commencement conditions therefore the information set out above should be provided at this stage prior to the determination of the planning application. Subject to the approval of such details, the LLFA would subsequently seek the agreed plans to be included within any 'built in accordance with' type condition.

Informatives for the next stage of design

As outlined within the condition, the strategy should be treated as a minimum at this stage of the design. Further consideration should be given during the next stage of the design to incorporate additional, localised source control SuDS such as green roofs, rain-gardens and tree pits as part of a 'SuDS management train' approach to provide water quality, amenity and bio-diversity benefits and increase the resilience within the design.

At the 'discharge of condition' stage proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Yours sincerely



HS2 Senior Flood Risk Engineer

Approved Documents:

20073-BGL-XX-XX-RP-D-00001 Flood Risk Assessment (Version V2, dated 22nd October 2021)

Greenfield runoff rate estimation Calc

20073-BGL-XX-XX-SK-C-00005 P2 – Illustrative SuDS Strategy

20073-BGL-XX-XX-SK-C-00006 P2 – Indicative Culverted Watercourse Options

20073-BGL-XX-XX-SK-S-00003 P3 – Indicative Pond Details

4263-CA-00-XX-RP-A-06004 PL5 – Design Guide