

Our ref: 104878-PEF-ZZ-XX-CD-RP-000604-P01 – 13 December 2022
Planning ref: 2022/0528/P

This memo is intended to summarises changes to design since our last technical note dated 16 November 2022 (ref- 104878-PEF-ZZ-XX-CD-RP-000603-P02, Copy Attached) , and a meeting with LBC on the 29th November 2022.

The previous design was submitted based on restriction of surface water runoff rates which can be summarised as follows, and are based on a greenfield runoff rate of 4.35 l/s/ha:

- Detailed Design Phase 1 – Equivalent to greenfield runoff rate
- Outline Design Phases 2 (2A & 2B) – 2 times equivalent greenfield runoff rate
- Outline Design Phase 3 (3A & 3B) – 2 times equivalent greenfield runoff rate

Following the meeting on the 29th November 2022, further work on the surface water Drainage design has been undertaken to investigate reducing the discharge rates for the outline phases to greenfield runoff rate of 4.35 l/s/ha (or as close as is practical).

As a result, the Sustainable Drainage Report has been updated based on a restriction to greenfield runoff rate for Phase 2 and Phase 3 respectively. Phase 1 discharge rate has been maintained at greenfield runoff so the strategy as presented now meets the overall sitewide greenfield runoff rate of 24.9 l/s.

Due to the extent of the outline parameters for building extents in Phase 3, it is not currently possible to provide sufficient storage within Phase 3B to restrict to a rate lower than 1.1 times that of the equivalent greenfield runoff rate. As a result, the flow rate for Phase 3A has been reduced to a rate equivalent to 0.75 time that of greenfield runoff. This means the overall discharge rate from Phase 3 meets the greenfield runoff rate, but further design works is required on this at the Reserved Matters Stage.

Given the outline nature of the design, a number of assumptions have had to be made around various design disciplines that will require further co-ordination at the Reserved Matter Stage (as is normal for Applications submitted in Outline). In order to facilitate the future design changes we request that a suitable planning condition is agreed upon. Such condition wording would secure the following:

'A surface water drainage design for the Outline Application (phases 2 and 3) shall be submitted, at the Reserved Matters Stage, taking account the final detailed design of the landscape and buildings plots . Landscape features should contribute to the overall surface water management strategy and provide storage for surface water runoff. Updated design shall be supported with design calculations to show that sufficient storage is provided for each of the three phases and that a discharge rate to greenfield runoff rate is achieved, unless otherwise agreed with the Council.'