

Richard Atkinson

4th June 2021
Our Ref: D1922
ADC Ref: AL/27/21/PL

Dear Richard,

RE: AL/27/21/PL - FORMER GRAIN STORES, SACK LANE, LIDSEY

Thank you for passing on the comments from ADC with regard to the Flood Risk Assessment and Drainage Strategy submitted for the above planning application. Please find my response below.

'The applicant has provided a Flood Risk Assessment [FRA] and conceptual Surface water Drainage Strategy for the site. Groundwater monitoring has been undertaken in the winter months up to 29/01/2021, we would expect to see the full winters results. Given that the report was dated February it is assumed that it was issued before the monitoring was completed, if a future application is made please include the results up to and including March 2021. On the basis of this being provided we will not be requesting any further groundwater monitoring if a future application is made.'

Please see attached in the revised report to support the new application the completed groundwater monitoring to 26th March 2021.

'Preliminary infiltration testing was undertaken in two boreholes on the site. This testing was not in accordance with DG365 as such will not be accepted as a justification for ruling out infiltration on the site. Whilst it is accepted that infiltration potential is likely to be limited/non-existent on the site, this needs to be evidenced with appropriate testing undertaken in winter months. The Leap ground investigation report supplied by the applicant recommends infiltration testing in accordance with DG365 (p29) and Paul Cann's e-mail of 9/2/2021 indicated the same (see appendices - point 6), so this requirement should be no surprise to the applicant.'

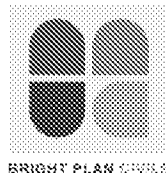
If it is believed that infiltration will not be possible on the site, the applicant may wish to undertake the DG365 testing now, as if infiltration is not viable in Spring/Summer, it certainly won't be in winter. However, if summer testing shows infiltration to be viable then we will expect the tests to be repeated in the winter period. The infiltration tests should be completed in the location of the proposed permeable paving and at shallow depths (above peak groundwater level).

Assuming that infiltration is found to not be viable on the site, then the applicant proposes to dispose of surface water via permeable paving which provides water treatment and storage before discharging at a restricted rate of 2l/s to the watercourse at the north of the site. We are agreeable to this solution, if groundwater did not peak above 0.75mbgl after January we would like to see the permeable paving lined with a permeable liner to make use of whatever limited infiltration potential there may be on the site.'

Upon review of the original application and the completed groundwater monitoring, we are agreeable that shallow infiltration testing, above the maximum groundwater level recorded of 0.75mbgl, is undertaken prior to detailed design to discharge the expected drainage conditions and provide the appropriate information for construction detail approval and Building Regulations.

We are also agreeable that should the further findings allow, the Designer should liaise with the LPA to utilise any infiltration potential for a infiltration-based or combined drainage solution, with a permeable geotextile subbase liner where appropriate.

We recommend that this further testing is undertaken between October 2021 to March 2022 to support the further development of this planning application and/or discharge planning conditions prior to commencement of construction. Should this not be viable, earlier testing could be undertaken as per the comments from Sarah Burrows.



'Site investigations will be necessary to investigate the condition of the receiving watercourse and it is likely that remedial works will need to be carried out to this watercourse to ensure that it is capable of taking the flows proposed. Please contact Paul Cann of this department to organise a site visit so that he can discuss any works that may be required and the requirements for the Ordinary Watercourse Land Drainage Consent which will need to be applied for, for authorisation to make a connection to the ditch.

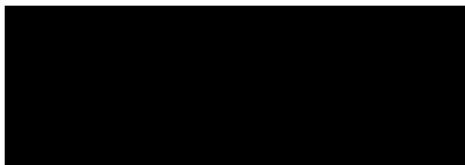
The applicants engineers are aware of the required easements to the watercourse as these are cited within the FRA. Please ensure that not only buildings, but also boundary fences are not sited within 3m of the watercourses. Please provide a plan showing the buffers and the flood zones if a future application is made.'

We are agreeable that as part of the detail design package including full surface water and foul drainage design, liaison with Paul Cann will be required to ensure full compliance and the approval of a Land Drainage Consent.

We are also agreeable that the maintenance buffer must be accounted for and have proposed a soft boundary feature in our revised Drawing D122-200 Rev A to allow for this. This will be addressed further at detailed design.

Please also note our revised Flood Risk Assessment and Drainage Strategy Report Rev 3.0 dated 4th June 2021 to reflect the additional findings and clarify our position re. this response.

Yours sincerely,



Dan Lytton
Bright Plan Civils

