



From: Thomas Callaway
Sent: 22 October 2014 13:36
To: Planning.Responses
Subject: RE: Planning Consultation on BE/121/14/DOC

The drainage system relies on transporting all surface water to a pond with a restricted discharge to a ditch. No opportunities for sustainable drainage have been realised (such as tanked permeable paving, which would incorporate good source control and attenuate the surface water).

The pond is in a cramped position and the freeboard for a 1 in 100 year storm event plus climate change is only 50mm. There should be a minimum freeboard of 300mm, and also there should be a 3 metre accessible easement between the pond and railway ditch for maintenance of both features. If permeable paving is incorporated, less storage will be required in the pond and ponding issues in the car park for extreme events will be reduced.

The drainage system is not designed for the remaining areas to be developed. The whole site should be considered so that future development can be drained effectively without existing drainage causing constraints on site. Again permeable paving would be appropriate here in acting for the site as a whole.

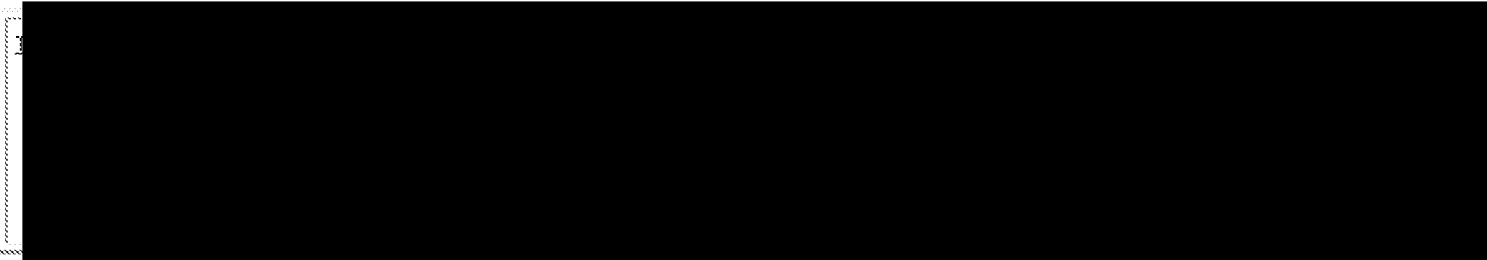
The ground level is to be raised and flood compensation storage is to be provided elsewhere. There is an Internal Drainage District ditch running through the middle of the site that should be diverted as this may take flow from the development to the south. Subsequently a 3 metre easement will be required for this also. Any infilling, culverting or diversion of this ditch will require land drainage consent (separate from planning).

If the pond is to remain, the outlet should be more angled in line with the flow in the ditch it is discharging to. Construction drawings are still required to show the outlet, flow control and how the pond liner is to resist floating when groundwater is high (ensuring the design storage is retained).

More information is required prior to discharging this condition.

Regards

Tom Callaway



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