

From: Maria Tomlinson <[REDACTED]>
Sent: 17 July 2026 14:55
To: Simon Davis
Subject: Freemans Close WA/46/26/PL
Attachments: 96506-01 v1.1.pdf; 96506-02 v1.1.pdf; 96506-03 v1.0 v2.pdf

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Hi Simon,

Hope the break was revitalising.

Regarding the WSCC FRMT consultation. Previously, we have asked for clarification regarding whether WSCC FRMT have seen the reports and appendices already submitted, and, at this point, this remains unclear. Therefore, our drainage consultant has provided the below comments regarding each of the six points raised alongside the attached drawings connected with point 3 that are already submitted within appendix F.

1. Justification for the use of a Pump opposed to Gravity Connection.

Justification is provided on p. 13, paragraph 4.14. of the submitted Foul and Surface Water Drainage Strategy and Lidsey Drainage Impact Assessment.

2. Drainage Hierarchy: Evidence Reuse has been considered.

Water butts will be incorporated into the development, where feasible.

3. An advanced level of detailed design is required and associated plans.

These details have been provided within Appendix F of the drainage statement. We have previously requested clarification whether the drainage layout already submitted, have been reviewed in full. See attached drawings.

4. A plan showing any stored areas and potential flow/exceedance routes is required.

Design Exceedance Routes are provided on the drainage layout within Appendix F of the Foul and Surface Water Drainage Strategy and Lidsey Drainage Impact Assessment. See attached drawings.

5. A Short technical note as to how development meets national SuDS Standards.

Standard 1 runoff destinations: Rainwater will be collected in water butts, where feasible, for non-potable use. Infiltration SuDS are not viable when maintaining the required 1m separation between the peak groundwater level and base of infiltration feature. Runoff will be gradually discharged to the culverted ordinary watercourse. Due to the topography of the site and shallow depth of the culverted watercourse, a gravity connection from the attenuation storage is not viable and therefore a pumped outfall is proposed.

Standard 2 management of everyday rainfall (interception): Tanked permeable paving is proposed.

Standard 3 management of extreme rainfall and flooding: The system does not flood for storm events up to and including the 1:100 year + 45% climate change event. Should the onsite drainage system fail under extreme rainfall events or blockage, Design Exceedance Routes have been provided on the drainage layout.

Standard 4 water quality: Water quality has been assessed in line with the Simple Index Approach. Runoff from all trafficked areas being attenuated by cellular storage will pass through a Downstream Defender

Advanced Vortex (or similar) prior to entering the cellular storage. The Pollution Mitigation Indices for permeable pavements and a Downstream Defender Advanced Vortex (or similar) and are greater than the Pollution Hazard Indices for residential car parks and low trafficked roads. Therefore, these measures will provide sufficient water quality treatment prior to discharge to watercourse.

Standard 5 amenity: Tanked permeable paving is incorporated across the site, providing a multifunctional surface that forms part of the usable residential environment while also delivering attenuation and water-quality treatment. Downpipe planters will be incorporated where feasible, introducing visible planting into the drainage system and contributing to a greener and more attractive residential setting through visual interest, seasonal variation and integration with the wider landscaping. Water butts are proposed for all new units where feasible, with overflows directed into the drainage arrangements serving the associated downpipe. These will provide residents with a readily accessible source of rainwater for garden irrigation, supporting the enjoyment and maintenance of outdoor spaces.

Standard 6 biodiversity: Downpipe planters will be incorporated where feasible, introducing vegetated SuDS features at source and creating small-scale habitat. The planters will increase the diversity of planting across the site and can support pollinating insects and other urban wildlife.

Standard 7 design of drainage for construction, operation, maintenance, decommissioning and structural integrity: The submitted strategy includes component-specific inspection and maintenance schedules, with responsibility assigned to the end users or a property management company. Potential failure scenarios have also been considered, including blockage of the flow controls and pump failure.

6. An updated drainage strategy is required that ensure flooding does not occur in the 1 in 30 year plus climate change event. Evidence that any flooding in the 1 in 100 year plus climate change event is stored safely on site is also required. Calculations have been provided demonstrating no flooding for the 1:2 year + 45% CC, 1:30 year + 45% CC, and 1:100 year + 45% CC events within Appendix E of the submitted Foul and Surface Water Drainage Strategy and Lidsey Drainage Impact Assessment.

Additionally, and as per our previous, in connection with the labelling of the appendices online; the ADC file online has the FRA and Drainage appendices labelled as FRA PART 2, 3, 4 and 5 – to ensure that WSCC have clarity on the document submissions could these labels be adjusted accordingly before they are re-consulted? The below table is provided for convenience with translating the labelling.

ADC Online Title	Document Translation
FRA Part 2	Appendix A; connected with the FRA A – Development Plans: Site location, existing and proposed plans – CAAD.
FRA Part 3	Appendix B to E; connected with the FRA B – Topographic Survey: Topographic Survey – CAAD; Others. C– Ground Investigations: BRE365 Soakage Testing – H2Ogeo; Winter Groundwater Monitoring – H2Ogeo. D – EA Flood Map for Planning: Flood Map for Planning – Environment Agency. E– NPPF Annex 3: NPPF Annex 3: Flood risk vulnerability classification table.
FRA Part 4	Appendix E to G; connected with the Foul and Surface Water Drainage Strategy and Lidsey Drainage Impact Assessment for Planning May 2026 Appendix E – Causeway Calculations: IH124 Pre-Development Greenfield Runoff Calculations for the area of the site being attenuated; Storm Network Calculations; Long Sections. Note: FEH22 point data files to be submitted directly, separate to this report.

	Appendix F – Drainage Layout Plans: Proposed Drainage Layout [96506-01] Proposed Catchment Plan [96506-02] Cross-Sections [96506-03]. Appendix G – Specifications: Pump specifications (or equivalent specification) – Moduquip; Cellular storage crate specification (or equivalent specification) – Wavin; Catchpit specification (or equivalent specification) – Turtle Accesso; Downstream Defender Advanced Vortex specification (or equivalent specification) – Hydro International.
FRA Part 5	Appendix A to D; connected with the Drainage Foul and Surface Water Drainage Strategy and Lidsey Drainage Impact Assessment for Planning May 2026 Appendix A – Development Plans: Site location, existing and proposed plans – CAAD. Appendix B – Topographic Survey: Topographic Survey – CAAD; Others. Appendix C – Drainage Survey and Sewer Records: Drainage Survey – In Sewer; Sewer Records – Southern Water. Appendix D – Ground Investigations: BRE365 Soakage Testing – H2Ogeo; Winter Groundwater Monitoring – H2Ogeo.

Please do let us know once WSCC FRMT are re-consulted and the expected timings for their reply?

We welcome the opportunity to work with you on the drainage matters and look forward to hearing from you.

Kind regards,
Maria.

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