

APPLICATION NO: 21/6385N

LOCATION: Land East Of Broughton Road And North Of,
BIDVALE WAY, CREWE

PROPOSAL: Construction of 104 affordable homes with new access from Broughton Road and ancillary open space.

CONSULTATIONS

Utilities Comments: They write;

Following our review of the submitted drainage documents; the revised Flood Risk Assessment & Drainage Strategy, prepared by Ironside Farrar Limited, Ref: 30524/FRA/SRG, Dated August 2022, the plans are no longer acceptable to United Utilities. This is because we have not seen robust evidence that the drainage hierarchy has been thoroughly investigated and the proposals are not in line with the Non-Statutory Technical Standards for Sustainable Drainage Systems. The previous drainage strategy used to discharge to the watercourse to the east of the site, however following the LLFA stating the watercourses are "Unsuitable" the discharge point has changed to the combined sewer, which United Utilities accepts. The issue is that the site is proposed to be adopted and proposes a surface water pumping station, which United utilities believes is no longer required due to the invert level of the combined sewer being approximately 2m lower than the watercourse. The foul water for the whole site is able to discharge via gravity to the combined sewer so it stands to reason that the surface water can also achieve a gravity connection. The proposed surface water drainage scheme is likely needed to be amended which could affect the layout and scale of the development.

United utilities may wish to not adopt this scheme if it proposed to discharge surface water with a potential unnecessary surface water pumping station. We would recommend that the

LLFA are consulted on this application to satisfy themselves that S12 of the Non statutory technical standards for sustainable drainage systems has been satisfied.

Should planning permission be granted we request the following condition is attached to any subsequent Decision Notice:

CONDITION: Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

(i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall

include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;

- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations). In the event of surface water discharging to the public combined sewer, the rate of discharge shall be restricted to 12 l/s;*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*
- (v) Foul and surface water shall drain on separate systems.*
- (vi) Evidence that surface water cannot drain via gravity, Should surface water pumping station be proposed.*

The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

OFFICER APPRAISAL

Flood Risk/ Drainage

A consultation response has now been received from United Utilities (above) following its review of the proposed drainage strategy for the scheme.

United Utilities importantly confirm that a connection to discharge foul and surface water into the combined sewer in Broughton Road is acceptable. This is further to the LLFA's confirmation that using existing ditches on the site (ordinary water courses) for surface water drainage is not acceptable given the potential for off-site flooding. The LLFA have also advised that there is no other alternative or feasible option of draining surface water from the site other than via the combined sewer.

The primary issue raised by United Utilities (UU) in its response relates to technical issues concerning the detailed design of the surface water drainage system and specifically questions the proposed need for, and UU's future adoption of, a pumping station to discharge surface water into the mains sewer.

The applicant has advised that discussions are continuing with UU and are confident that the issues raised by UU can be resolved and maintain that a pumping station is necessary for this site. However in the event agreement cannot be reached, the applicant states that it will provide the pumping station to discharge surface water via a connection into UU's adopted network in Broughton Road which will then be managed / maintained by a private management company.

United Utilities have nevertheless recommended that a planning condition be imposed requiring that full details of the drainage system serving the development

be approved prior to the commencement of development. This is also a requirement of the LLFA and is already listed in the Recommendation at the end of the report.

Affordable Housing

In conjunction with the Registered Provider (Taurus Housing Group), the applicant has amended the proposed split of the affordable units to 59% Affordable Rent – 62 plots and 41% Shared Ownership / Intermediate Sale - 42 plots and . As this is a 100% affordable scheme, the Housing Officer advised that this tenure split is acceptable but is also closer to the 65/35 ratio preference of CELPS policy SC5.

The applicant has also supplied an updated Affordable Housing Statement that has also accepted by the Housing Team.

The proposal complies with Policy SC5 and the affordable housing provision will be secured by way of Section 106 Agreement.

CONCLUSION

The recommendation remains the same as set out in the main report