

**From:** publicaccess@lichfielddc.gov.uk  
**Sent:** 25 May 2021 09:41  
**To:** jwalton467@btinternet.com  
**Subject:** Comments for Planning Application 20/00359/FULM

Mr John Edward Walton,

You have been sent this email because you or somebody else has submitted a comment on a Planning Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 9:41 AM on 25 May 2021 from Mr John Edward Walton.

### **Application Summary**

**Address:** Land North Of Dark Lane Alrewas Burton Upon Trent  
Staffordshire

**Proposal:** Variation of conditions 2 (Approved Plans), 6  
(Drainage) and 13 (Landscaping) of permission  
18/01491/FULM relating to plot substitution of 52 of  
the approved 121 dwellings, updated landscaping and  
drainage schemes

**Case Officer:** Karen Tate  
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### **Customer Details**

**Name:** Mr John Edward Walton  
**Email:** jwalton467@btinternet.com  
**Address:** 56 Park Road, Alrewas, Burton Upon Trent,  
Staffordshire DE13 7AJ

### **Comments Details**

**Commenter Type:** Member of public

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

**Comments:** I refer to my previous Objections and, in addition, to my recent request to Michael Fabricant MP for assistance, which I believe has resulted in him contacting the Chief Executive Officer for an investigation and response. The communication to Michael Fabricant was effectively an overview and so to assist I offer the following series of more specific questions, the answers to which will hopefully allay some or all of the Villagers' concerns:

- 1) Prevention of groundwater infiltrating into the Surface Water Sewers (SWS):
  - a. Is the Infiltration Blanket, in the east of the site, to be dug up replaced by a sealed storage system, and if so, when? (Hydrogeological Assessment refers.)
  - b. Is the Infiltration Basin, to the west of the site, to be lined, and if so, when? (Hydrogeological Assessment

refers.)

- c. Are the five buried "geocellular storage crate" installations (in rear gardens of Plots 50 to 54) to be sealed to prevent groundwater infiltration to the SWS? Are these instead of or as well as the storage offered by the SWS pipes and in that offered by the features in a) and b) above? (See Drawing Number P18-336:06 C7)
- d. Does the LDC Planning Services / SCC LLFA consider the five buried "geocellular crate" installations considered to be a viable solution?
- e. Has the potential for rising groundwater to enter the SWS system (by back-feeding through the numerous soakaways) been accounted for in the Developer's submissions?

2) Storage capacity of the SWS system when the River Trent is in flood:

- a. Has the Developer calculated and stated how long it is anticipated that the non-return (flap) valve (on the outfall just north of Manhole SWS 17) will be closed during periods when the River Trent is in flood?
- b. Has the Developer calculated the volume of rainfall (up to and including the 1 in 100 years plus 30% for Climate Change rainfall events) that is anticipated during this period of non-return valve closure?
- c. Has the Developer calculated the volumetric capacity of the SWS system?
- d. Has the Developer accounted for the maximum storage level in the SWS system being 53.196m AOD, i.e. the road level at the gullies adjacent to the bell-mouth access to Micklehome Drive?
- e. Has the Developer calculated the volume of this rainfall that is designed to flow out of the SWS system via soakaways? (Assuming that the soakaways are suitably maintained - See comments on Adoption below.)
- f. Has the Developer satisfied the LDC Planning Services and SCC Lead Local Flood Authority (LLFA) that any rainfall event(s) that cannot be accommodated by the above means, will flow across the site surface to the north, not the south?

3) Drainage Ditch crossing of the NTS 900mms diameter high pressure Gas Pipeline:

- a. Has the Developer confirmed (and evidenced) that National Grid Gas Transmission plc and/or Cadent Gas Limited has approved all details regarding the construction and maintenance of the Drainage Ditch that could impact on the gas pipeline's integrity?

4) Drainage Ditch route from the Gas Pipeline crossing to the outfall to the River Trent:

- a. Has the Developer satisfied LDC Planning Services that of the numerous options for this route, the only viable one severely impacts on "The Beach"?
- b. Can you explain why hedgerows have been removed on the Drainage Ditch route from the Development to the crossing of the Gas Pipeline, when this route does not appear to have been approved?

5) Alrewas Footpath 51 - Dark Lane - Northern Hedgerow:

- a. The hedgerow east of the Severn Trent Water Pumping

Station has been removed and replaced by a 1.8m high close boarded wooden fence, for no apparent reason. Can you explain this please?

b. Can you confirm that the hedgerow to the west of the Severn Trent Pumping Station will be retained?

6) Biodiversity Off-setting:

a. Planning Approval 18/01491/FULM Condition 11 refers to a Wildflower Meadow (approximately 2.5 hectares) being commenced in Year 1 (i.e. 2019). Why has work on this not yet commenced?

7) Adoption - Surface Water Sewers and Roads/Paved Areas:

a. It would appear that increasing amounts of this Development, that would normally be offered up for adoption by Severn Trent Water (STW) (as the Drainage Authority) and Staffordshire County Council (as the Highway Authority), are going to be maintained by an Estate Managing Agent. The functionality of the Surface Water Sewers is inseparably related to the effectiveness of the maintenance of the SWS and roads/paved areas and as such the proposed arrangements for the Estate Managing Agent are of great concern to the Villagers, particularly those properties immediately to the south of the Development regarding the potential for flooding. Can you explain the arrangements that the Developer has proposed for the maintenance of the SWS and roads/paved areas that will not be the subject of formal adoption by STW and SCC?

8) Processing of Objections:

a. Can you confirm that all statutory consultees' Objections have been suitably addressed and that Objections from the Public have been accounted for?



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