

From: publicaccess@lichfielddc.gov.uk
Sent: 12 October 2020 16:11
To: jwalton467@btinternet.com
Subject: Comments for Planning Application 20/01291/FUL

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 4:11 PM on 12 Oct 2020 from Mr John Edward Walton.

Application Summary

Address: Land North Of Dark Lane Alrewas Burton Upon Trent
Staffordshire
Proposal: Change of use of land from agriculture to keeping of
horses and the erection of a stable block
Case Officer: Vanessa Morgan
[Click for further information](#)

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: Objection to Planning Application 20/01292/FULM

I strongly object to this Planning Application 20/01291/FULM on several grounds as set out below:

1) The inter-relationship between the Fluvial, Pluvial and Groundwater impacts of the adjacent Green Acres @ Alrewas development, gives rise to unacceptable flood risk to the village. The area to which this Planning Application applies offers one of the only locations where there are possibilities of engineering solutions to address the causation of this flood risk and provide attenuation. To permit this Planning Application would preclude the use of this land from contributing to the resolution of this flood risk to the village. Please refer to Annex below for more details.

2) The Infiltration Basin for the adjacent Green Acres @ Alrewas development will require regular maintenance to

its base (typically, machine excavation of silt, debris, etc.) in order that the connected Surface Water Sewers will not get silted up and that storage capacity in the Infiltration Basin is not lost. Such maintenance is not compatible with equine use.

3) Groundwater entering the Infiltration Basin and subsequently the Surface Water Sewers of the adjacent Green Acres @ Alrewas development site will be an early indicator of potential flooding of the village, particularly the Micklehome Drive area. This Infiltration Basin being inaccessible to the public will rule out this early warning mechanism.

4) Documents submitted in Planning Application 18/01491/FULM and 20/00359/FULM, by Crest Nicholson, the land owner of this and the adjacent Green Acres @ Alrewas development site, clearly show a Permissive Footpath crossing this area. This is not shown on Planning Application 20/01291/FULM.

5) The principle of 1.1 hectares of land abutting the village within the Conservation Area only being accessible to two/three horses and their respective owners/riders appears unreasonable.

6) The Planning Statement refers to the following:

R (ON THE APPLICATION OF SAMUEL SMITH OLD BREWERY (TADCASTER) AND OTHERS) (RESPONDENTS) V NORTH YORKSHIRE COUNTY COUNCIL (APPELLANT)
FEBRUARY 2020

Paragraph 15 of which explains the Planning Application, as follows:

"The application was for an extension to the operational face of Jackdaw Crag Quarry, a magnesian limestone quarry owned and operated by the third respondent, Darrington Quarries Ltd. The quarry, which extends to about 25 hectares, is in the Green Belt, about 1.5 kilometres to the south-west of Tadcaster. It has been operated by Darrington Quarries for many years, planning permission for the extraction of limestone having first been granted in July 1948 and subsequently renewed. The proposed extension is for an area of about six hectares, expected to yield some two million tonnes of crushed rock over a period of seven years."

This does not appear to be neither a reasonable comparable nor does it appear to be relevant to the 1.1 hectare development abutting a village.

Annex relating to 1) above

The concerns regarding Planning Application 18/01491/FULM are set out below

Refer to Drawing Nos P18-336:01(T6), 07(T6) & 16(T2)

Relevant level data:
Infiltration Basin base level: 52.410m AOD

Infiltration Basin inlet pipe (675mms dia.) soffit level:
53.085m AOD
Main outfall headwall apron level: 51.470m AOD
Main outfall pipe (450mms dia.) soffit level: 51.920m AOD
Road level @ gullies adjacent to Micklehome Drive:
53.196m AOD
Infiltration Blanket base level: 52.400m AOD
Infiltration Blanket top level: 53.150m AOD

River Trent 1 in 100 years Flood Event Level: 53.400m
AOD
River Trent 1 in 100 years + 20% Flood Event Level:
53.710m AOD

Scenario One - No Groundwater in the Surface Water Sewers

The Flood Risk Assessment & Drainage Strategy for the
Planning Application 18/01491/FULM (and
13/01175/FULM) discards the risk of flooding from
Groundwater due to the four Trial Holes that were dug, not
encountering any Groundwater.

[NB The original site investigation was carried out on 24
July 2013. This followed a prolonged hot dry period.
Unsurprisingly, groundwater was not encountered in the
four Trial Holes that were dug and hence was not
accounted for in the ensuing drainage calculations.
(NB Met Office - Past Weather Events - Records extract -
Hot dry spell July 2013 "From 3 to 23
July 2013 the UK experienced a spell of hot, sunny weather
with an area of high pressure
established across the UK.")
[https://www.metoffice.gov.uk/weather/learn-about/past-
uk-weather-events#y2013](https://www.metoffice.gov.uk/weather/learn-about/past-uk-weather-events#y2013)]

This scenario is not accepted, as the Scenario Two is more
plausible - See below.

However, assessing this Scenario, the critical point is when
the River Trent Flood Event Level reaches 53.196m AOD,
i.e. the point at which the new development road at its
junction with Micklehome Drive begins to flood.

Accordingly, the maximum level that the Infiltration Basin
can fill to is 53.196m AOD, which means that a
simultaneous severe rainfall event has got to be
accommodated by the on-line storage in the Surface Water
Sewers, the Infiltration Blanket and the Infiltration Basin.
The Infiltration Basin has a base area of 291 square
metres, a base level of 52.410m AOD and sides that slope
at 1 in 2.5 and as stated above will have maximum surface
level of 53.195m AOD. This offers some 280 cubic metres
of storage. This is assuming that sufficient maintenance is
carried out on the Infiltration Basin to remove silt,
vegetation and general debris which could reduce the
storage capacity.

If this is insufficient, then it is argued that the surface
water entering the Surface Water Sewers will neither be
able to raise the surface level of the Infiltration Basin nor
discharge into the Drainage Ditch leading to the River
Trent (as the non-return valve will be closed) and hence
will take the line of least resistance, i.e. overtopping the
road gullies at the junction of the new development road
with Micklehome Drive, with the associated enhanced risk
of flooding to properties in this area.

Scenario Two - Groundwater entering the Surface Water Sewers

Due to the underlying strata being sand/gravel, it has long been contended that the River Trent Flood Level and the Groundwater Level will be roughly the same.

So, again using the critical point when the River Trent Flood Event Level reaches 53.196m AOD, i.e. the point at which the new development road at its junction with Micklehome Drive begins to flood, the entire Surface Water Sewer system will be inundated with Groundwater due to the "open-ends" existing at the Infiltration Basin and Infiltration Blanket.

Accordingly, during a simultaneous severe rainfall event there will be minimal storage capacity in the Surface Water Sewer system to accommodate the rainwater. As the main outfall under these conditions will be unavailable due to the non-return valve being closed, then the surface water will gravitate across the surface of the development and inevitably cause flooding to the lower land to the south of the development, i.e. Micklehome Drive.



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