

From: publicaccess@lichfielddc.gov.uk
Sent: 23 January 2021 11:59
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 11:58 AM on 23 Jan 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: 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: I wish to further Object to this Planning Application as it does not comply with the Planning Application 18/00491/FULM Condition 15 regarding the Flood Risk Assessment & Drainage Strategy (FRA&DS). The reasoning is set out below:

On 20 October 2020, I Objected (on behalf of the Alrewas Residents' Group) and set down, in that Objection, a logic regarding the risk of groundwater entering the Surface Water Sewers (SWS) during times of the River Trent flooding events.

Over the last week Storm Christoph has passed through parts of the River Trent catchment area and this has resulted in the River Trent flooding and groundwater rising.

On Thursday 21 & Friday 22 January 2021, the groundwater level in the Infiltration Basin was observed as being at the invert level of the SWS pipe entering the Infiltration Basin and furthermore, the groundwater was observed entering the SWS system (photographs and video recording taken). The following conclusions are therefore drawn:

a) This observation validates the logic contained in the Objection dated 20 October 2020, i.e. groundwater will enter the SWS system at time of River Trent flooding events.

b) The discarding of groundwater as a risk to be taken into account in the FRA&DS prepared by Atkins for Lioncourt Homes Ltd was an error and/or oversight.

c) Crest Nicholson has not addressed the risk of groundwater entering the SWS system in its subsequent design. Indeed, by introducing an Infiltration Blanket in the east of the development, the groundwater risk has been exacerbated.

d) Accordingly, the FRA&DS carried out by both Lioncourt Homes Ltd and Crest Nicholson are incomplete.

e) As a result, this deficiency increases the risk of flooding both the development and the existing properties to the south of the development.

The concern has always been that when groundwater enters the SWS system, the SWS outfall non-return valve will be closed and hence groundwater within the SWS system cannot discharge and will partially or completely fill the SWS system. If a severe rainfall event occurs whilst the capacity of the SWS system is so restricted, then the rainfall will take the easiest route across the surface of the development. To my knowledge, this has not been modelled and from site observations, it would appear highly likely that some of this surface water will gravitate to the south, i.e. towards Dark Lane, Selwyn Close and Micklehome Drive.

It is my considered opinion that this matter constitutes a breach of Planning Application 18/00491/FULM Condition 15 and is sufficiently serious to require work on the development to stop until such time as a solution is proposed by Crest Nicholson and approved by LDC Planning Services / SCC Lead Local Flood Authority. It appears incredible that in month 18 of a 36 month build programme this fundamental aspect is still not resolved.

John E Walton BSc(Hons), CEng, MICE, CMIOSH



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