

## Flood Risk and Drainage Statement of Common Ground

<b>Project:</b>	P19-535 Carr Road, Deepcar		
<b>Subject:</b>	Flood Risk and Drainage SoCG		
<b>Prepared by:</b>	Kriston Harvey – Director	<b>Date:</b>	29 Apr 2021
<b>Authorised by:</b>	Lawrence Pacey – Director	<b>Status:</b>	S2 - Information
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### 1 Introduction

- 1.1 This Flood Risk and Drainage Statement of Common Ground has been agreed between Kriston Harvey of Rodgers Leask Limited on behalf of the appellant, Hallam Land Management Ltd ("the Appellant") and Oliver Singleton on behalf of Sheffield City Council Lead Local Flood Authority ("the Council") in respect of the appeal related to "Land at Junction with Carr Road and Hollin Busk Lane, Sheffield, S36 1GH" (Sheffield City Council Planning Reference: 17/04673/OUT).
- 1.2 The purpose of this Flood Risk and Drainage Statement of Common Ground is to inform the Inspector and other parties about the areas of agreement relating to flood risk and drainage matters between the Appellant and the Council on the appeal submission for the development of up to 85 dwellings. Unless stated otherwise, all of the content of this document is agreed.

## 2 Flood Risk and Drainage

- 2.1 The Appellant submitted a Flood Risk Assessment April 2017 to address the scheme's impact in relation to flood risk and drainage matters. It is agreed that the content of the document is comprehensive, up to date, and the conclusions are agreed.
- 2.2 With regard to flood risk and drainage, there have been a number of consultee and third-party comments received during the consultation process which have been addressed by the applicant.
- 2.3 Many of these cover similar topics and for the purposes of the Statement of Common Ground these have been grouped as such to avoid repetition. The following matters are all agreed.

### Flood Risk

- 2.4 A Flood Risk Assessment (FRA) report which complies with the requirements of NPPF was submitted in support of the Outline Planning Application.
- 2.5 Published fluvial flood mapping identifies that the site is located wholly within Flood Zone 1, being the lowest risk. The FRA considers the risk of flooding from all sources and proposes appropriate mitigation to deal with all identified risks.
- 2.6 A flow control device will be provided at the outfall from the proposed surface water drainage network. This will ensure that the rate of runoff from the site, post development, does not exceed that which would be generated by the greenfield site and as such would not lead to an increase in flood risk elsewhere. There will be no flooding or drainage harm to Clough Dike or elsewhere as a consequence.
- 2.7 Within the same surface water network, a detention basin is proposed which will attenuate the additional flows generated by the proposed development site and temporarily store this additional volume on site (taking account of climate change over the lifetime of the development) such that it can be released in a controlled manner into Clough Dike at a rate not exceeding that of the current greenfield site.
- 2.8 The Lead Local Flood Authority has confirmed that the proposed SuDS scheme is acceptable and would manage surface water runoff from the proposed development to an acceptable rate, so as not to increase flood risk elsewhere. This is also agreed by the Council.
- 2.9 Yorkshire Water has confirmed that the Flood Risk Assessment submitted in support of the Outline Application is acceptable.



- 2.10 The case officer confirmed within the committee report that the proposals comply with Core Strategy CS67 and NPPF Section 14 (paragraphs 155 and 165). This is agreed to be the case.
- 2.11 It has therefore been demonstrated and agreed with all relevant consultees and the Council that Flood Risk is not an issue at the site and is therefore not something which would warrant refusal of the appeal.

### Drainage

- 2.12 A SuDS detention basin is proposed within the surface water drainage network which will be designed to nationally recognised standards and will provide water quality treatment to mitigate the potential pollutants associated with a residential development.
- 2.13 A flow control device will be provided at the outfall from the proposed surface water drainage network. This will ensure that the rate of runoff from the site post development does not exceed that which would be generated by the greenfield site and as such would not lead to an increase in flood risk elsewhere.
- 2.14 The outfall from the site is proposed to discharge via a rock cascade, which will help to still the flow and reduce the velocity of the discharge to ensure that it does not cause destabilisation or any other harms to the Fox Glen.
- 2.15 The development of the site will not affect the drainage of the nearby public highways. In any event, their drainage is a matter for the Highway Authority. Any existing flooding issues relating to existing public highway drainage are the responsibility of the Highway Authority to address and do not form any basis for refusal of planning permission.
- 2.16 The proposed development would not result in additional surface water runoff on the existing public highway and therefore this issue is not relevant to the determination of the appeal.
- 2.17 The existing public sewer network in the area is owned and maintained by Yorkshire Water. It is the responsibility of Yorkshire Water to ensure that the sewer network has adequate capacity.
- 2.18 Consultation has been undertaken with Yorkshire Water and it has been confirmed that the existing public sewer network has sufficient capacity to accommodate the domestic foul flows which would be generated by the proposed development.



- 2.19 The surface water drainage system will be offered for adoption to Yorkshire Water (or another sewerage undertaker), with the detention basin to be maintained by Sheffield City Council. Sheffield City Council has already confirmed that it would be willing to adopt the detention basin SuDS components. This position remains agreed.
- 2.20 Following completion of the development, Yorkshire Water (or another sewerage undertaker) will be responsible for the maintenance of the pipe network and Sheffield City Council would be responsible for the maintenance of the detention basin SuDS components.
- 2.21 Whilst surface water runoff does enter the site from third party land, the Flood Risk Assessment proposes that a route will be provided for any overland runoff from third party land in the form of boundary cut-off drains to direct the runoff to the existing watercourse on the northern boundary (the natural outfall for this runoff). This is normal practice when dealing with overland flow from adjacent land and provides acceptable mitigation.
- 2.22 It is not uncommon for residential development to take place on sites where former mine workings are present.
- 2.23 The Standard approach (which would have been captured by the proposed planning conditions in the committee report) is to undertake intrusive site investigation works to investigate and determine the need for any remedial works.
- 2.24 A remediation strategy would then be prepared which may recommend remedial measures such as drilling and grouting which would ensure the site is stable for ongoing development.
- 2.25 It is usual for this work to be undertaken post Outline Approval.
- 2.26 The Coal Authority has no objections to the proposed development and concurred that any Outline Approval should be conditioned such that intrusive site investigation and any resultant remedial works deemed necessary should be undertaken prior to development.
- 2.27 As the proposed development would be positively drained to a new surface water drainage network, with the outfall being to Clough Dike, any remedial works required would not impact upon the proposed drainage of the site.
- 2.28 The ARP Flood Risk Assessment report (reference 1265/10r1 dated April 2017) appropriately assessed permissible Greenfield runoff rates for the proposed development site, as set out within the body of the report.

- 2.29 The Lead Local Flood Authority (Sheffield City Council) was consulted on these matters and agreed that the proposed rate of discharged coupled with a SuDS detention basin and rock cascade outfall provided an appropriate and acceptable surface water drainage solution providing source control SuDS features were also explored as part of the development detailed design to ensure a further stage of treatment for surface water run-off and improved interception losses. It is agreed that the development is capable of providing appropriate treatment source control SuDS features.
- 2.30 It should also be noted that the scheme proposals are capable of addressing current best practice and climate change requirements, the detailed proposals for which would be submitted to the LLFA for approval pursuant to condition.
- 2.31 The Lead Local Flood Authority has confirmed that the proposed SuDS Detention basin scheme is acceptable and will manage surface water runoff to an acceptable rate (so as not to increase flood risk elsewhere) as well as providing an appropriate level of pollution treatment prior to discharge to Clough Dike.
- 2.32 Yorkshire Water has confirmed that the Flood Risk Assessment and Drainage Strategy submitted in support of the Outline Application is acceptable, and has further confirmed that capacity exists within the public sewer network to receive foul flows from the proposed site.
- 2.33 The case officer confirmed within the committee report that the proposals comply with the NPPF Section 14 (paragraph 165).
- 2.34 It has therefore been demonstrated and agreed with relevant consultees and the Council that Drainage is not an issue at the site and is therefore not something which would warrant refusal of the appeal.



Signed on behalf of Appellant

*K Harvey*

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Name: *KRISTON HARVEY*

Position: *DIRECTOR*

Date: *18.05.21*

Signed on behalf of Sheffield City Council

*Roger Nowell*

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Name: Roger Nowell

Position: Flood and Water Management Officer

Date: 19/05/21