

Condition 26

1. The LLFA notes that the infiltration rate proposed for the permeable pavement is too low ($6.71 \times 10^{-7} \text{m/s}$) to be considered effective. On a site with such slow-draining ground conditions, the proposed rate would not permit infiltration to function as intended. The applicant is therefore required to provide further justification for the assumed infiltration rate, supported by site-specific testing data, or to revise the drainage strategy to reflect the limitations of infiltration on this site.

- We recognise this poor infiltration rate in the report but note that this is variable based on SA02 and SA03 which produce a substantially better rate. Despite that, we have taken a cautious approach and based the design on the SA01 rate and demonstrated that it works irrespective of the low rate. Despite this, we are able to demonstrate that whilst slow, the assumed rate does not preclude acceptable drainage performance. As noted, the actual rate in the car park will be much better than that test result suggests as we will ensure that we base the build up in sandy soil.

2. Surface water drainage design calculations for the 100% AEP, 3.33% AEP, 3.33% AEP with climate change allowance, 1% AEP in addition to the 1% AEP with climate change allowance events should be provided.

- We presented the worst case but have provided the additional results from the model as requested.

3. Finished ground floor levels of properties shall be a minimum of 300mm above expected flood and maximum design water levels of all sources of flooding (including any SuDS features and within any proposed drainage scheme) or 150mm above proposed external ground level, whichever is the more precautionary. No supporting evidence has been provided to demonstrate that this requirement has been addressed in the proposals.

- This is evidenced in the calculations and we make the point within the report itself however we have provided more detailed explanation in the report itself to demonstrate suitability.

4. No evidence of the arrangements for adoption of drainage network features by any public authority or statutory undertaker, or any other arrangements to secure the operation of the scheme throughout its lifetime are provided.

- The drainage will not be adopted. In the report, we state as follows: Caring Homes Group will assume responsibility for the lifetime of the development as part of their maintenance regime and this will either take place in house or via a maintenance company operating on their behalf. We also provide a Maintenance Strategy to back this up.

Condition 28

1. The LLFA requires that a detailed drainage plan be submitted to support the temporary drainage strategy proposed for the site. This plan should clearly illustrate the layout of temporary drainage features, including discharge points, infiltration areas, and flow routes, and must demonstrate how surface water will be managed during the construction phase.

We have produced a detail to demonstrate the intent.

2. The LLFA requires that further information be provided regarding the principal contractor who will be responsible for maintaining the temporary drainage features during the construction phase.

The contractor will not be appointed until after a tender exercise however the CSWMP will be a part of the tender package and as such, the contractor will be tied to working within the detail provided.