08/00717/REM

Aaron

I have received a response from Chris Pocock, attached. Which raises questions about the landscaping scheme submitted – which appears to be the same as the plan which formed part of the application.

The details do not appear to address the provisions of the condition:

Notwithstanding the submitted plan (Drg 03/2206 Rev J (Landscaping plan)) no development shall commence on site until further details of landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

(i) means of enclosure
(ii) car parking layouts
(iii) other vehicle and pedestrian access and circulation areas
(iv) hard surfacing materials
(v) refuse or other storage units
(vi) planting plans
(vii) written specifications, including protection plans from root damage
(viii) schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate
(ix) implementation programme.

I am therefore unable to discharge the condition.

Regards

Cathy Horton
Area Planning Officer

From: Chris Pocock
Sent: 03 July 2009 15:06
To: Cathy Horton
Subject: FW: Comments for Outlands Drive Phase 1 scheme

Apologies I did not send the Phase 2 comments

From: Chris Pocock
Sent: 03 July 2009 15:04
To: Cathy Horton
Subject: Comments for Outlands Drive Phase 1 scheme

Cathy,
Enclosed are the comments for your consideration. I have also enclosed the comments that I provided for Tracy Miller for the Phase 2 scheme.
Regards Chris

Aaron

I have received some comments from Chris Brown from Environmental Health on the drainage details submitted. He has requested additional information - I have attached his comments below. I would be grateful if you could provide the additional information to allow me to proceed with the discharge of condition.

Regards
Cathy

-----Original Message-----
From: Chris Brown
Sent: 08 July 2009 15:28
To: Cathy Horton
Subject: RE: Document: Outlands Drive Development Areas 1 & 2 - Jelson

Cathy,

Thanks for the attachments. Jelson's plans show two areas of development each served by a surface water sewerage system terminating at an attenuation basin who's purpose is to restrict flows to the pre-development runoff rate. The flow restriction devices are hydrobrakes, and the diverter mechanism is a simple inflow/outflow pipe in each case.

This is all fairly standard practice and has the advantage of being simple and operationally robust, and I can endorse the proposals as they are presented. It would be preferable to have flatter side slopes to the basins - say 1 in 4 rather than 1 in 3 - but failing that, reinforced grass access ramps would be required. If we are to adopt these areas we will eventually need details of access, uderdrainage, basin floor reinforcement, etc. I'm quite pleased that they have striven to retain several lengths of existing ditch (and, hopefully, any existing trees and hedges).

Below is an extract from our SUDS guidance:

Attenuation basins (detention basins) are excavated surface depressions purpose-designed to accommodate excess runoff from impervious surfaces in new built development, pending discharge at a controlled rate to the watercourse or sewer. If they are to be sited in an area set aside for public open space, and therefore become part of the publicly accessible amenity land adopted by the Council, they must satisfy the following conditions:

- The maximum flooded depth shall not exceed 750mm.

- The side slopes shall be no steeper than 1 in 4 (25%).

- The turf floor of the basin shall where necessary be reinforced to permit the use of grass maintenance machinery.

- A reinforced access strip shall be provided across adjacent amenity grassland and down the side slope of the basin for grass maintenance access and easy exit by foot.

- The basin floor shall be designed to drain completely and become firm underfoot between inundations.

- No fencing shall be erected around the basin.

· Control structures erected to spill storm water into the basin and drain down when the storm peak has passed shall be robust enough to resist wilful damage and interference with their hydraulic operation.

· The above control structures and associated pipework shall be of a design approved by Severn Trent Water Ltd. for incorporation into the adoptable sewerage system. They will not be adopted by the Council.

· A land drainage network shall, where necessary, be installed to prevent waterlogging of grassed surfaces within the basin or amenity land around it and will normally be considered as part of the public open space adoptable by the Council.

The sizing of the basin may, depending on ground conditions and location, take account of net runoff after loss by infiltration. The shape and extent of the basin is, levels permitting, unimportant and it can therefore occupy parts of the site otherwise unsuitable for development. Climatic events outside the design envelope must be considered, and overland flood routing provided, capable of safely conducting excess flow away from new and existing development.

Shallow dry basins with a large, wettable, vegetated surface area represent the ideal form of attenuation storage not least because, like a water meadow, their soil and vegetation absorbs and retains a useful fraction of the runoff spilling into them. But they often cannot be accommodated on the development site because of steep ground slope or lack of space. In a situation where the required storage capacity of the basin can only be achieved by a depth of water significantly greater than 750mm, and where side slopes would greatly exceed 25%, the Council may not agree to adopt it, particularly if the basin site needs fencing for safety reasons. In such cases, both basin and control structures would need to become part of the adoptable sewerage system, raising the question of whether in-pipe flow attenuation systems - literally oversized sewers - should not be considered instead.

If Jelsons can deal with our queries their presented details are sufficient to discharge the condition.

Regards,

Chris Brown

-----Original Message-----
From: Cathy Horton
Sent: 08 July 2009 12:13
To: Chris Brown
Subject: Document

Chris,

There are a number of plans on anite, I will forward them to you individually.

Thanks
Cathy

Please Ask For: Cathy Horton
Direct Dial/Ext: 01455 255605
Direct Fax: 01455 619897
Email: Cathy.Horton@hinckley-bosworth.go.uk
Your Ref:
Our Ref: 05/00335/OUT and 08/00717/REM
Date: 3 July 2009

Aaron Mayer
Jelson Limited
370 Loughborough Road
Leicester
LE4 5PR

Dear Mr Mayer

Application: 05/00335/OUT and 08/00717/REM
LAND OFF OUTLANDS DRIVE, HINCKLEY

I refer to your letter dated 28 May 2009 regarding Condition 10 and 13 of planning permission 05/00335/OUT and Condition 9 of planning permission 08/00717/REM. I have received a response relating to the landscaping submitted landscaping scheme and therefore I am able to provide you with an updated response.

REFERENCE: 05/00335/OUT

Condition No	Requirement	Details submitted	LPA response
Condition 10	a scheme for containment of dust and materials	28 May 2009	Details sent to Rebecca Henson 23/06/09 – confirmed details acceptable by telephone 29/06/09 Response: Details acceptable
Condition 13	Disposal of surface water	28 May 2009	Details sent to Chris Brown (Environmental Services) 23/06/09 – comments awaited

REFERENCE: 08/00717/REM

Condition 9	Landscaping works	28 May 2009	Details sent to Chris Pocock (Green Spaces) 23/06/09 – additional information requested in email dated 3 July 2009. Details insufficient to discharge condition – refer to my email dated 3 July 2009

Yours sincerely

for Tracy Darke
Development Services & Policy Manager

Please Ask For: Cathy Horton
Direct Dial/Ext: 01455 255605
Direct Fax: 01455 619897
Email: Cathy.Horton@hinckley-bosworth.go.uk
Your Ref:
Our Ref: 05/00335/OUT
Date: 1 July 2009

Aaron Mayer
Jelson Limited
370 Loughborough Road
Leicester
LE4 5PR

Dear Mr Mayer

Application: 05/00335/OUT and 08/00717/REM
LAND OFF OUTLANDS DRIVE, HINCKLEY

I refer to your letter dated 28 May 2009 regarding Condition 10 and 13 of planning permission 05/00335/OUT and Condition 9 of planning permission 08/00717/REM.

REFERENCE: 05/00335/OUT

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REFERENCE: 08/00717/REM

Condition 9	Landscaping works	28 May 2009	Details sent to Chris Pocock (Green Spaces) 23/06/09 – comments awaited

Yours sincerely

for Tracy Darke
Development Services & Policy Manager