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**Report of the Chief Planning Officer**

**Member Update Report**

***PLANS PANEL: City Plans Panel***

**Date: 20<sup>th</sup> November 2014**

**APPLICATION: 13/04148/OT – Outline application for development of circa 200 dwellings, including access from Moseley Wood Rise at Land at rear of Moseley Wood Gardens, Cookridge**

**APPLICANT**

Taylor Wimpey UK Ltd

**DATE VALID**

10.09.2013

**TARGET DATE**

31.05.2014

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**Electoral Wards Affected:**

**Adel and Wharfedale**

☐ Yes

Ward Members consulted  
(referred to in report)

**Specific Implications For:**

Equality and Diversity

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Community Cohesion

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Narrowing the Gap

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**1.0 INTRODUCTION:**

- 1.1 Members are being provided with a short update note to assist them in their consideration of this planning application. The note seeks to respond to matters raised by Mr Mulholland MP on behalf of his constituents in relation to their drainage concerns at this site. Members should note that Councillor Anderson was briefed in detail on the latest drainage proposals for the site on Monday 19<sup>th</sup> November. This note will also set out some general observations that were provided to Councillor Anderson regarding drainage to assist the Panel.
- 1.2 Mr Mulholland MP wrote to the Council on the 14 November 2014 setting out a series of concerns his constituents had about the drainage considerations of this site. In particular he was concerned with the notice period residents were given to consider the additional drainage details. He also set out concerns relating to the perceived contradictions in the positions taken by council drainage and geological officers during the course of the planning application. Mr Mulholland also raised issue with the nature and extent of water that was coming into the site and in particular the role of street

drains to the site. Mr Mulholland also sets out the concerns over the bore hole testing process. Finally he sets out that the legibility of the submitted plans made interpreting the information difficult for residents.

- 1.3** In response to the issue raised by Mr Mulholland the following points should be helpful for Members.
- 1.4** The Council seeks to inform residents of any material changes to planning applications by displaying site notices and uploading information to the Public Access website. The additional drainage information submitted by the applicants was uploaded to public access on the morning of Monday 10th November. Site notices were also displayed on the afternoon of November 10th. The site notices advise that additional information has been received and is available for inspection on Public Access. The Site Notices for this application requested that comments are received by the 19th November. Local residents and ward Councillors have been advised previously that any representations received prior to the date the planning application is determined will be reported to the Plans Panel in this case the 20th November.
- 1.5** There are no contradictions in the position taken during the consideration of this planning application. There has been a continuous dialogue and discussion with the applicant, which has included discussions with local residents and ward councillors which was also informed by the comments made by City Plans Panel in April 2014 in relation to matters of drainage. The consultation responses on the planning application have been placed on Public Access and have been available for public inspection. There have been meeting with residents and officers before and after the April Plans Panel to discuss the issue of drainage.
- 1.6** The ground investigation carried out to date is considered adequate to inform the proposed land drainage system. The ground investigation has proven that infiltration drainage is feasible locally within the site area. Two sources of groundwater have been identified by the ground investigation comprising the unrestricted outfall of the existing surface water drain on the eastern boundary of the site and perched groundwater present within the surface soils. The distribution of the perched groundwater within the surface soils is highly variable; typical of Head deposits. The proposed land drainage system will provide substantial attenuation and storage both above and below ground. The proposed land drainage system also includes a substantial network of infiltration trenches below both the new watercourses and the perimeter drain constructions. These infiltration trenches will allow losses of collected ground and surface waters back into the bedrock. It is accepted that the volume of these potential losses will be very difficult to calculate however it is the opinion of Flood Risk Management and the Geotechnical Section that these losses are likely to at least balance if not exceed the intercepted perched groundwater inflows. It is the opinion of Flood Risk Management and the Geotechnical Section that the proposed land drainage system will adequately collect and manage both sources of groundwater and should allow the successful development of the site area for its intended purpose. It is the opinion of Flood Risk Management and the Geotechnical Section that the overall inflow to the existing Moseley Beck watercourse will be reduced post development.
- 1.7** It is noted that the colour used in the recent drainage plans to show the section through the drainage scheme did not help readability, however this did not prevent users from altering the font or enlarging the text with a zoom function. The applicant has submitted clearer plan to show the cross section detail today to remedy this matter and they today will be available to inspect on Public Access.

- 1.8** The land drainage scheme for this application comprise the following details:
1. A substantial land drainage system is proposed comprising new watercourses, land drains and swales throughout the site area and targeting areas of existing marshy ground.
  2. The land drainage features have been sited on proposed public open space areas and proposed residential gardens.
  3. The proposed new watercourses comprises an above ground channel between 1m and 5.4m in width and 0.9m maximum depth. Below the channel a 2m deep infiltration trench is proposed comprising 200mm to 75mm clean stone enclosed by a geotextile
  4. Two types of land drains are proposed comprising relatively shallow land drains throughout the site area and deeper perimeter drains sited on the eastern and southern site margins.
  5. The shallow land drains comprise 1m deep and 450mm wide trenches filled with 200mm to 38mm clean stone enclosed by a geotextile. The land drains include a 150mm perforated distributor pipe with an invert at approximately 0.9m depth.
  6. The perimeter drains comprise 1.2m deep and 600mm wide trenches filled with 20mm clean stone enclosed by a geotextile. The perimeter drains include a 250mm diameter perforated distributor pipe with an invert at approximately 1.1m depth. Below the perimeter drains a 1.3m deep infiltration trench is proposed comprising 200mm to 38mm clean stone enclosed by a geotextile
  7. The proposed storage swale is sited adjacent to the existing watercourse on the western margin of the site and comprises an above ground 0.4m deep attenuation basin. Beneath the attenuation basin a 1.5m deep gravel filled excavation is proposed to provide both infiltration and below ground storage functions. The storage swale is shown to be connected to the existing watercourse by 1.2m deep and 450mm wide trenches filled with 200mm to 38mm clean stone enclosed by a geotextile.
- 1.9** As has been identified it is difficult to calculate exactly how much ground water exists under the site. However, to ensure that the land drainage scheme as proposed meets the needs of the site the applicant has supplied information on the storage capacity of the proposed swales and watercourse. Flood Risk Management have reviewed the capacity being provided and are satisfied that it will meet the needs of the development and will likely improve the overall drainage of the site and the immediate surroundings in the long term. This exceeds the requirements of the planning policy in relation to matters of drainage.
- 1.10** The swales adjacent to the Moseley Beck will provide 820 cu.m of storage for this application.
- 1.11** The proposed watercourses will provided up to 2442 cu.m of storage for this application.
- 1.12** The land drainage systems within the trenches and pipework will provide 300 cu.m of storage for the application.
- 1.13** The proposed swales adjacent to the beck should normally be dry and free from standing water for 99% of the time and therefore be usable space and not form a wetland. These swales are outside the 100 year flood zone and should therefore not affect flows or flood zones to the beck. The capacities within the proposed land drainage system are more than adequate to service this site.

