

Surface water drainage water quality issue 5 2 24 for RM/24/98388 Land west of Allbrook Way

The area of concern for water quality (as discussed below) is marked with a red rectangle. This has not been addressed by the LLFA response (4 February 2025) which deals with the volume of water runoff nor by the response from Gillings Planning (14 January 2025) which deals with maintenance and monitoring for the wetland and the frequency of silt removal. EBC water quality policy (DM6) is more stringent than the LLFA's water quality remit (Ciria pollution mitigation indices).

The surface water runoff collected in this part of the system will have un-mitigated pollution hazards because it is washing down the main roadway where all vehicles enter and leave the site. As shown on this plan, it is only subject to one form of treatment, the downstream defender rather than the 3 forms of treatment required by DM6. It does not enter the wetland or pond system at any point.

A potential solution would be to camber the road and direct the runoff through a vegetated swale/filter strip along the side of the road rather than piping it to the end. Who will be adopting this road once the development has been completed?



Lisa Malter

Ecologist

Previous Surface Water Drainage response 30/1/25

I have reviewed the amended drainage information submitted 10 January 2025. This includes the Applicant/Designer's response to the LLFA comments, the amended Flood Risk Assessment and Drainage Strategy with appendices (1 and 2), the amended Proposed Drainage Plan (whole site and parts 1-3, Rev G, January 2025) Exceedance Flow Route Plan by CEP (Rev A, January 2025).

In sheet 3 there is a surface water drainage pipe running along the road to the east of the pond system with several gullies and two catchpits and which only goes through a downstream defender before being discharged off site.

Any water that enters this small side catchment will only have one form of treatment rather than three. Pollutants that wash down the road surface in exceedance flows could also enter this catchment. I realise that due to the slope of the site it may not be possible to route the water from this catchment through the pond system, however it still needs to undergo sufficient treatment with water pollution hazards fully mitigated before being discharged off site.

Ecology supports the requirement from Natural England for a fully secured long term funded Maintenance and Monitoring Plan for the SuDS wetland and other wetland. An s106 agreement linked to a Habitat Maintenance and Monitoring Plan should be used to fulfil this requirement.