

Lead Local Flood Authority
Milton Keynes Council

Reply to Jessica Prest
Call [REDACTED]
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MILTON KEYNES COUNCIL LLFA statutory response to LPA

Attention: David Buckley

Date: 14/08/2019
Ref: 19/01818/OUT

Dear David

Subject: 19/01818/OUT- Land At Brickhill Street, South Caldecotte, Milton Keynes MK17 9FE

Outline application including access for the development of the site for employment uses, comprising of warehousing and distribution (Use Class B8) floorspace (including mezzanine floors) with ancillary B1a office space, general industrial (Use Class B2) floorspace (including mezzanine floors) with ancillary B1a office space, a small standalone office (Use Class B1) and small café (Use Class A3) to serve the development; car and HGV parking areas, with earthworks, drainage and attenuation features and other associated infrastructure, a new primary access off Brickhill Street, alterations to Brickhill Street and provision of Grid Road reserve to Brickhill Street with appearance, landscaping, layout and scale to be determined as reserved matters.

Thank you for your consultation which we received on the 24th July 2019. We have reviewed the following documents:

- Flood Risk Assessment, BWB, SCD-BWB-ZZ-XX-RP-YE-0003_FRA. Dated: 04/07/2019.
- Sustainable Drainage Statement, BWB, SCD-BWB-ZZ-XX-RP-CD-0001_SDS. Dated: 09/07/2019.
- Indicative Masterplan 23, Hampton Brook, 16-048-01-SGP-XX-00-DR-A-1006-P5. Dated: 13/11/2018.
- Buckingham and River Ouzel Internal Drainage Board Correspondence. Dated: 12th August 2019.

Based on these, as Lead Local Flood Authority (LLFA) we **have no objection in principle** to the proposed development.

The above documents demonstrate that surface water from the proposed development can be managed through attenuation in below ground cellular storage beneath parking areas and service yards, permeable paving on parking areas and filter drains. Surface

water will be restricted to a rate of 2 l/s/ha for all events up to and including a 1 in 100 year event plus a 40% allowance for climate change, which provides betterment from the equivalent Greenfield QBAR rate. Surface water will then discharge into the existing watercourse network on a plot by plot basis. The drainage system will be provided for all events up to and including a 1 in 100 year event plus a 20% allowance for climate change, while exceedance flows during a 1 in 100 year event plus 40% climate change will be accommodated in service yards and parking areas as shallow depths.

The LLFA is supportive of the use of permeable paving as in addition to controlling the rate of surface water leaving the site it also provides water quality treatment which is of particular importance when discharging into a watercourse.

The sites watercourse network is under the statutory control of the Buckingham and River Ouzel Internal Drainage Board (IDB). A principle agreement has been acquired from the IDB to discharge into the watercourse at 2 l/s/ha. It has been proposed to intercept and divert the Brickhill Brook around the proposed development area, which currently flows through the site in a north-westerly direction. The IDB have been made aware of such plans and works to the watercourse will require Land Drainage Consent from the IDB.

The site is located in Flood Zone 1. However, it is thought to be at High Risk of surface water flooding as several overland flow routes are present within the site. The site is also thought to be at risk of groundwater flooding as groundwater levels are likely to be in continuity with local watercourse levels. These risks will be appropriately managed by setting finished floor levels to a minimum of 300mm above the maximum projected flood level. In addition, ground levels surrounding the proposed buildings will be profiled to encourage pluvial runoff to fall away from buildings towards the nearest drainage point.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

We request the following conditions is/are imposed:

Condition 1

No above ground works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed.

The scheme shall be based upon the principles within the agreed Sustainable Drainage Statement prepared by BWB (ref: SCD-BWB-ZZ-XX-RP-CD-0001_SDS) dated 09/07/2019 and shall also include:

- a) *Full calculations detailing the existing surface water runoff rates for the Q_{BAR} , 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;*
- b) *Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change), inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;*

- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;*
- d) Full details of the proposed attenuation and flow control measures;*
- e) Temporary storage facilities if the development is to be phased;*
- f) A timetable for implementation if the development is to be phased;*
- g) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;*
- h) Full details of the maintenance/adoption of the surface water drainage system;*
- i) Measures taken to prevent pollution of the receiving groundwater and/or surface water*

Informatives

Consent in IDB District

This site falls within the Buckingham and River Ouzel Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.