

**FIRST SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**7<sup>TH</sup> DECEMBER 2021**

**Agenda item 5**

**Application ref: 21/00705/FUL**

**Newcastle-under-Lyme Collage, Knutton Lane, Newcastle**

Since the publication of the main agenda report the further comments of the **Lead Local Flood Authority (LLFA)** have been received. A summary of their comments is as follows:

- Before conditions can be recommended, certainty is needed as to whether there is a viable strategy for the management of surface water to ensure the building is not going to flood. The following is required: a viable point of discharge, agreement that the existing point of discharge is acceptable, that any existing drainage infrastructure is considered as part of the new strategy and new flows can be accommodated in the existing network and that appropriately sized storage can be accommodated on site.
- The provided calculations do not correspond to the proposed drainage strategy provided and are not detailed enough to explain how the surface water will be managed on site.
- The new drainage system is going to remove an existing pipe so an assessment is required of how the flows previously being conveyed into this pipe are being accounted for in the new strategy, in addition to the extra impermeable area being added as part of the new development.
- More detail is required on the proposed attenuation storage by demonstrating how the loss of storage from the removed permeable paving will be incorporated into the storage requirements for the new development in addition to the new storage requirements provided and how it will be connected into the drainage network if infiltration is proposed.
- While it is understood that step free access to the building is required to obtain Sport England funding, it needs to be ensured that the building is safe from flooding. In order to understand how the construction will 'prevent any surface water flooding in this area', a MicroDrainage model of the proposed drainage network and exceedance plans are required.
- Clarification is required regarding a particular section of pipe and the path of the drainage.

**Officers Comments**

In the circumstances, it is considered reasonable to allow the applicant a further opportunity to address all of the concerns of the LLFA and seek their views on any additional information received.

**Amended Recommendation**

**That a decision on the application be deferred until the 4<sup>th</sup> January meeting, to allow additional information to be submitted and the views of the LLFA to be obtained and for such views to be taken into consideration by the Planning Committee in its decision.**