



Your Ref: WCC001045

Our Ref: 70019237: 461) Coventry Stadium, Rugby Road

Date: 26 February 2018

CONFIDENTIAL

Mr Jagjit Mahal
Warwickshire County Council
PO Box 43
Shire Hall
Warwick
CV34 4SX

Dear Jag,

Proposal: Demolition of existing buildings and outline planning application for residential development of up to 137 dwellings (Use Class C3) including means of access from the Rugby Road, new open space and associated infrastructure. All other matters reserved.

Location: Coventry Stadium, Rugby Road, Coventry, Warwickshire, CV8 3GJ

Applicant: Brandon Estates Limited

Thank you for your recent correspondence regarding the above site and your request for advice on flood risk and drainage grounds. We have reviewed the information provided to us on the planning portal in conjunction with the relevant policies in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

The following submitted information has been received and reviewed as part of this response:

- Flood Risk Assessment ref: INV109/FRA rev A dated December 2017.

The site is located within Flood Zone 1 (low risk of flooding) and the applicant has submitted a detailed Flood Risk Assessment (FRA) confirming the proposed surface water runoff will be restricted to QBar greenfield runoff rates and will be attenuated in two detention basins.

However, no drainage strategy has been provided on the planning portal and from review of the submitted topographic survey, it is unclear where the existing ditch/watercourse around the perimeter of the site the proposed drainage system discharges to.

As such, we would **object** to the application at this time. In order to satisfy the requirements of the Lead Local Flood Authority (LLFA), please ensure the following details are submitted:

- Outline drainage strategy in support of the information provided within the FRA including details of the proposed sustainable drainage system (SuDS) attenuation basins and outfall arrangements.
- Further information regarding the ditch/watercourse around the perimeter of the site including the

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connectivity of this ditch to the wider catchment drainage network.

I trust the above is satisfactory however do not hesitate to contact me if you require anything further.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Andy Crowell'.

Andy Crowell
Director