

## Rebecca Leggott

---

**From:** Kellie Hainsworth [REDACTED]  
**Sent:** 11 March 2022 12:12  
**To:** LLFAdrainageteam  
**Cc:** Rebecca Leggott  
**Subject:** PA/2021/2257 - Planning permission to create a lorry park with associated car parking, fencing, external lighting columns and landscaping

**Importance:** High

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sir/Madam,

Further to your consultation response to the above application, please see the below response:

- Sustainable Drainage Systems (SuDS) have been adopted where appropriate and where space allows within the development. The use of soakaway features is deemed unsuitable due to the ground conditions (typically clay) and the high ground water (circa 0.6 to 1.4m below ground level). SuDS features which have been adopted include the use of a pond to the west of the site to serve the new car parking and below ground attenuation under the new lorry parking. Consideration was given to the use of other SuDS features including permeable paving, swales and filter strips however the spatial layout precludes the use of these features. Green roofs and rainwater harvesting were also ruled out due to the small nature of the amenities pod and the very minimal demand to re-use rainwater.
- No formal watercourses are present on the development site. The existing surface features that are shown on the topo survey and aerial images are believed to be localised depressions formed during the sites former use. These features appear not to be formally connected by any below ground drainage and as such are not providing positive drainage for the site. The high ground water and local ground conditions also reduce the effectiveness for these features to provide infiltration drainage. Re-using these features in the new development is not practical due to the locations and depth. Therefore, new drainage is to be provided to replace them. The existing offsite ditch to the north of the site is to be maintained and re-used to provide a connection to the IDB drainage network to the east of the site.

I trust that the above addresses your concerns. If you require any further information, please do not hesitate to contact me.

Kind regards

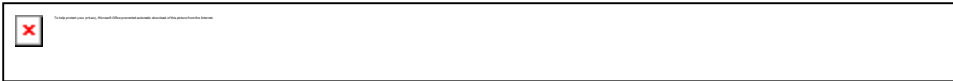
**Kellie Hainsworth**

**RANKED LEADING FIRM**  
PLANNING MAGAZINE - TOP 25 & CHAMBERS UK 2021

**WALTON&CO**  
WALTON&CO

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]





This email transmission is strictly confidential and intended solely for the addressee. It may contain information which is covered by legal, professional or other privilege. If you are not the intended addressee, you must not disclose, copy or take any action in reliance on this email. If you have received this email in error we would be grateful if you could notify us as soon as possible.

This firm is authorised and regulated by the Solicitors Regulation Authority - SRA No: 525095  
Walton & Co is the trading name of Walton & Co (Planning Lawyers) Limited - Limited Company No: 07173302  
Registered Office: 2 Queen Street, Leeds, LS1 2TW

Think before you print.