Reid, Shona

From: Brook, Sara

Sent: 13 November 2014 16:11

To: Planning Section ABC (Allerdale)

Subject: FW: 2/2014/0350

Please add as consultation response.

From: Faulkner, Mike
Sent: 13 November 2014 16:00
To: Brook, Sara
Subject: RE: 2/2014/0350

Sara, my principal concern is the flood risk to Dovenby village. As requested I have re-examined the flood risk assessment / drainage strategy. While I note some detail discrepancies in both the JBA report and the drainage strategy I note from the latter the intention to divide the development site into two separate surface water drainage compartments with declared discharge rates. As this is the important point at issue I will clarify the developer's intentions as I understand them. It is noted that attention has been paid to my concerns made during the applicant's initial enquiries and their intention is to limit discharge into Dovenby Beck to a better than equivalent green field runoff rate of 6l/s for the western compartment (hotel) and to route that discharge to Dovenby Beck at a point downstream of the settlement and clear of the length where past flooding problems have started. The second compartment serving the remaining proposed developments (test facility and track) is to discharge to Brides Beck to the east and well away from Dovenby village at a rate of 45l/s. It is technically feasible to achieve these runoff rates by suitably designed and constructed storage and attenuation structures. It is not my intention to validate any of the supporting calculations but I am happy to recommend acceptance of the principle and quantity of these two runoff rates. You may wish to impose a suitably worded planning condition that will stipulate these, together with the need to submit suitable detailed design information. I would suggest this latter point is needed for the applicant to prove that there is sufficient room on site for adequately sized attenuation ponds and enough fall for pipework and open channels. I hope this note is adequate but please come back to me if any of this is unclear. Mike.