

From: Taylor, Andrew (DWH North West) <andrew.taylor@dwh.co.uk>
Sent: 21 November 2024 15:21:12 UTC+00:00
To: "Quinn, Mark" <mark.quinn@knowsley.gov.uk>
Cc: "Tyler Rylance" <Tyler.Rylance@asteerplanning.com>; "Foster, Kevin" <Kevin.Foster@knowsley.gov.uk>
Subject: External Mail: Permeable paving request - Cherryfield Drive, Kirkby - Private & Confidential
Attachments: H9305-DWH-XX-XX-DR-CE-202100 P01 Permeable Paving Areas.pdf

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Mark,

Many thanks for that response.

Our current submitted drainage strategy (7778-SK04 drawings 1-4 revision D) has been designed in line with the Design and Construction Guidance (DCG) for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England ("the Code") Approved Version 2.1. As such, the principals of the current design would be acceptable to the adopting authority, whether it be with the incumbent United Utilities or via a NAV. The request for additional SuDS features to be included is not a requirement for the current drainage design to work, however we recognise that the inclusion of SuDS to "slow down" the water before it enters the system is good practice. We currently have two attenuation basins and a number of underground storage crates to assist in water attenuation on the development. To further enhance the networks without any source control SuDS features (networks 1 and 3), we have now included permeable paving on the larger parking courts and shared drive areas as shown on the attached drawing (coloured light blue). It should be noted that due to the clay ground conditions of this development these will be fully lined systems and will not allow for any form of infiltration. This will equate to approximately 1,350m² on Network 1 and 700m² on Network 3.

I would be grateful if you could share this proposal with your drainage/LLFA colleagues and confirm that the additional SuDS features takes us beyond drainage requirements, but affords us additional measures that the Council can agree are good practice and an asset to the scheme.

As such, we are hopeful that the proposed additional measures find favour with your drainage colleagues, and we would gratefully receive confirmation of such so that we can move forward to Planning Committee on 12th December.

Regards,

Andrew

Andrew Taylor BSc (Hons) DipTP MRTPI
Planning Director

Barratt & David Wilson Homes North West
303 Bridgewater Place

Birchwood Park
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From: Quinn, Mark <mark.quinn@knowsley.gov.uk>

Sent: 19 November 2024 14:01

To: Taylor, Andrew (DWH North West) <andrew.taylor@dwh.co.uk>

Cc: Tyler Rylance <Tyler.Rylance@asteerplanning.com>

Subject: *EXTERNAL:RE: External Mail: Permeable paving request - Cherryfield Drive, Kirkby - Private & Confidential

Hi Andrew/ Tyler

Thanks for your E mail.

I have discussed this with Vahid and Kevin.

In accordance with the guidance in para 175 of NPPF and Local Plan Policy CS24 all drainage schemes on major sites should incorporate sustainable drainage systems. On a site of this scale the Local Planning Authority would expect to see some form of SUDs features on or adjacent to the dwelling plots such as green roofs, rain gardens , swales etc. If these cannot be achieved and have been discounted for a valid reason then as discussed at a previous meeting (DWH asked if permeable driveways would be an acceptable form of suds) the LLFA agreed permeable driveways could be acceptable.. Therefore it is our view that the drainage strategy should be taken forward with the permeable drives forming part of the SUDs for the site. I would query the excessive cost that you are quoting however if you wish to pursue the costs issue we would need far more information as to why you consider the costs of installing permeable drives unviable.

e.g we would require a full breakdown of impermeable surface compared with a full breakdown of installing permeable surfacing for the driveways and why you consider the additional cost makes the scheme unviable.

I should reiterate the preference of the LPA is for the scheme to proceed on the basis of permeable driveways as part of the drainage strategy as per the scheme drawing you have previously submitted and per the E mail From Tyler on 15.11.24.

I trust this clarifies our position.

Regards

Mark Quinn
Principal Planner

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Knowsley Council | 1st Floor Huyton Library, Civic Way | Huyton | L36 9GD

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From: Taylor, Andrew (DWH North West) <andrew.taylor@dwh.co.uk>
Sent: 11 November 2024 17:22
To: Foster, Kevin <Kevin.Foster@knowsley.gov.uk>; Quinn, Mark <mark.quinn@knowsley.gov.uk>
Cc: Tyler Rylance <Tyler.Rylance@asteerplanning.com>
Subject: External Mail: Permeable paving request - Cherryfield Drive, Kirkby - Private & Confidential

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Kevin/Mark,

Could I clarify the position regarding the LLFA/drainage officer request for permeable paving?

I understand that the LLFA were seeking some form of additional SuDS feature for them to remove their objection on the drainage. Rainwater gardens were discussed, however following confirmation that Knowsley wouldn't adopt these, this was not an option we could pursue. We were asked to consider permeable paving as a secondary option. Any other type of SuDS, or shallowing up of existing basins, would result in a loss of units, which again was deemed unacceptable commercially.

To be clear, it is our position that we don't need the permeable paving for our drainage to work, nor is it a policy requirement. The only reason it is being considered is because the LLFA have objected to our current strategy, and would remove their objection if we did so.

Permeable paving is not included in the current scheme. Our consultant is working up such a design, but it will be extremely expensive, to the tune of millions of pounds off the land value. As landowner as well as decision maker, I thought it prudent to raise this with you.

We need to know if it is a 'nice to have' as the LLFA wanted more SuDs, or if it an absolute requirement of the scheme, which cannot be recommended for approval without compliance.

If the LLFA maintain their stance and object if we don't include permeable paving, will you have discretion as to whether to recommend the scheme for approval in light of that objection?

Obviously, we cannot have the scheme go to Committee with a recommendation to refuse. Equally, we are all aware of the pressures for the application to be heard at Committee on 12th December.

Please confirm if we are required to provide permeable paving in order to gain a recommendation to approve.

This matter is not dissimilar to the highway junction issue, but hopefully we will resolve that at tomorrow afternoon's meeting.

I would welcome your response.

Regards,

Andrew

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Planning Director**

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