



Thurlaston Parish Council
Thurlaston
Rugby

Email: planning@thurlaston-pc.gov.uk

8th August 2022

Karen McCulloch (Post by email to karen.mcculloch@rugby.gov.uk)
Development Team
Rugby Borough Council
Evreux Way
Town Hall
Rugby
CV21 2RR

Dear Karen,

Reference: R22/0719

**LAND NORTH OF ZONE C - LAND NORTH OF COVENTRY ROAD, COVENTRY ROAD, THURLASTON
Creation of a watercourse diversion and associated landscaping**

Thank you for your invitation to review the above planning application.

The application relates to planning application R16/2569 in which outline planning permission has already been granted. However application R22/0719 lies beyond the boundary of R16/2569 land allocation and a full application is therefore submitted.

The proposals are largely technical and cater for a watercourse diversion. Drawings are provided to show the design and landscape impact on the visual amenity and ecology of the surrounding area. However the applicant has not provided information to explain surface water management downstream; consequently the application per se does not necessarily mitigate fully potential land drainage issues.

Application R16/2569 states the applicant would aim to recycle surface water using, in part, the Potsford Dam. We question the total effect of the cumulative surface water management within the total land allocation comprising R16/2569 and R22/0719. The current application has little text to support land service water management. There is no reference to water management downstream other than *the diversion has been agreed as part of outline planning permission it is now outside the red line site location plan of the outline planning permission but within client's ownership, therefore a separate full application has been submitted for engineering works*. It is important to ensure the cumulative impact of surface and foul water is effectively managed such that it is ecologically sound and without flood risks to nearby neighbourhoods, including local highways and the proposed

Sustainable Transport Corridor.

The applicant has appointed consultants to assess the risks of the proposed watercourse and such flooding risks are deemed to have been mitigated. However the a priori assumptions used in the hydrological modelling (section 4) and its downstream impact beyond the watercourse are not described. It is also stated that a further watercourse proposal will be submitted which, inter alia, will cover the northern extremities of the proposed development site. It is therefore not possible to assess fully surface water management and its recycling. We propose a condition of approval is that comprehensive surface water management plans for the whole site (zones A, B, C, D) are provided to ensure surface water management will be adequate and ecologically sound, including during periods of sustained heavy rainfall. We expect such plans will include water recycling capabilities as referenced in R16/2569. Surface water management constraints are described under R16/2569 conditions 5, 16, 27, 28, 29.

Given the nature of the application as a prerequisite to R16/2569 Thurlaston Parish Council supports the proposals subject to conditions and satisfactory answers to the questions we have raised. For the benefit of any doubt we propose such conditions are mandated as outlined in our representations.

Yours sincerely,

Dr Keith Boardman

Chairman Planning Subcommittee
Thurlaston Parish Council