

SAB Pre App 2400203

CRT Wern Reserve

Introduction

Please find below the SAB pre application response for CRT Wern Reserve.

In response to your pre application form submission together with accompanying documents, the SAB make the following comments.

Standard S1 – Surface Water Runoff Destination

The SAB note that the underlying geology is mudstone, and therefore infiltration is likely. The SAB also note that no hardstanding areas will be introduced, and so the existing level of infiltration will be maintained. We understand that the existing levels will be maintained and therefore any overland flow route will also be maintained. Based on these specific circumstances, we would accept that infiltration testing has not been undertaken.

The introduction of the wetlands and pond would help to ensure that the first 5mm will stay onsite whilst also offering benefits to water quality and biodiversity.

Standard S2 – Surface Water Runoff Hydraulic Control

The SAB accept that as no areas of hardstanding are being introduced, that the existing greenfield runoff scenario is being maintained. However, where possible, this should be limited to the 1 in 1 year or QBAR runoff rate in all situations. We note that ponds and wetlands are being proposed, and therefore exceedance flow may be reduced or slowed, but where possible, a restricted flow should be introduced. We are pleased to see that where proposals change to introduce hardstanding areas, that attenuation will be designed to accommodate the 1 in 100 year event plus climate change. We would be satisfied with a 40% allowance for climate change, though 45% would be pleasing, and would request the associated calculations with the full application.

Standard S3 – Water Quality

The SAB understand the argument being made that the proposed development isn't categorized in Table 26.2 of The SuDS Manual, but we would consider that the development by its very nature is improving the water quality when compared to the previous situation, and that the introduction of a wetland is a benefit to water quality in this location.

Standard S4 / S5 – Amenity/Biodiversity

The development proposals will complement the enjoyment of the site and adjacent Montgomery Canal and it is pleasing to see that there will be a new PROW link through the site.

It is also pleasing to note the careful management proposals for the site as a whole during construction which should also ensure that any existing green space is not unnecessarily removed or damaged.

Planting is welcomed and with careful planning can be extremely effective in replenishing/rewilding the site whilst also reducing runoff. They can also help provide quality habitat conditions for wildlife, contributing positively to biodiversity enhancement.

Standard S6 – Design of Drainage for Construction and Maintenance and Structural Integrity

The SAB are pleased to see that a phased approach is proposed for construction. However, greater detail would be welcomed on how the wetlands will be maintained for the lifetime of the development – e.g. vegetation management and the frequency at which this may be undertaken.

Reviewed Documents.

This report is based on the following information.

Drainage Strategy (Draft) Report v.01, Arcadis, Dated 20th March 2024

SAB Pre Application Form dated 5th April 2024