## Introduction

This Technical Note has been produced to provide a summary of the constrains and opportunities for the Scheme to aid the preparation of the December 2020 local plan representations.

## Flood Risk

Solihull MBC are developing a hydraulic model for the site and its surrounds to form part of the Local Plan evidence base. WSP undertook a site inspection with members of the Solihull MBC Lead Local Flood Authority in December 2020. At the time of inspection there was flooding in the lower portion of the site, adjacent to the existing railway, this was contained within the area where green open space is proposed within the concept masterplan. Away from this area the watercourse is within a more defined channel with more significant slopes which are likely to direct, if not contain floodwaters towards the area of existing floodplain and would not pose a constraint to the masterplan as detailed within the Local Plan.

## Surface Water Drainage

The Environment Agency’s risk of flooding from Surface Water map shows that the majority of the catchment for the watercourse which flows through the site is within the site boundaries. The development of a robust surface water drainage strategy for the development could reduce the extent of flooding adjacent to the railway by attenuating and discharging surface water runoff at controlled rates. There is sufficient space within the masterplan (as detailed within the Local Plan) for SUDS based drainage strategy.

## Water Framework Directive

The Scheme presents an opportunity to ‘day light’ a section of culverted watercourse to improve the water environment. This can be supplemented by habitat enhancements along the course of the channel which currently forms field boundaries.

## Foul Drainage

Consultation has been undertaken with Severn Trent Water and hydraulic modelling will need to be undertaken to confirm the best connection point, which will require off site reinforcement. This modelling will be undertaken when information on the potential flows and phasing of the Scheme is known. There will be onsite foul pumping stations to facilitate the connection into the existing Severn Trent network.

## Utilities

The capacity within the existing off-site infrastructure has been confirmed with the Electricity, Gas and Telecommunications providers, all of whom have provided a firm point of connection offer, although some off-site works will be required to facilitate the connection and as expected for agricultural land there is insufficient infrastructure across the site itself. Severn Trent Water have indicated that they have the capacity to service the development, subject to off site reinforcement works, with the development to be supplied through the water main in Station Road.