

Proposed storm water drainage system to accommodate the new development

The masterplan for the proposed development includes a line of long thin ponds or swales (very wide and flat channels) to run along the lowest edge of the new housing, which will contain the additional surface water flows arising from the proposed development before allowing drainage from these areas to the Mount Brook at a restricted rate.

The swales will be big enough to hold all the storm water that falls on the development up to very large storm events (rainfall approximately 75mm per hour). They will also control the rate at which water will be released to the brook. The scheme will greatly reduce the storm water runoff from existing over land flow leaving the site in heavy rainfall events.

Full technical details of the work described above are included in the Flood Risk Assessment for this development and can be downloaded from the Solihull MBC Planning Portal.

Please contact us via the consultation website
on the make my views known page

For more information please visit

www.tanworthlanecheswickgreen.co.uk

Cheswick Green
Mount Dairy Farm
FLOOD ALLEVIATION

UPDATE

As you will be aware an Outline Planning Permission has been granted by Solihull Council for the development of 220 residential properties on the Mount Dairy site.

New Storage Area for Mount Brook Flood Water

As part of the proposed residential development at Tanworth Lane, Bloor Homes will be forming new areas to store more of the existing flood waters within the floodplain of the Mount Brook. This will be achieved by removing soil and lowering ground levels on the west of the Mount Brook. The area will fill by flows spilling from the brook in flood conditions in to the storage areas and released back to the brook as the flood recedes.

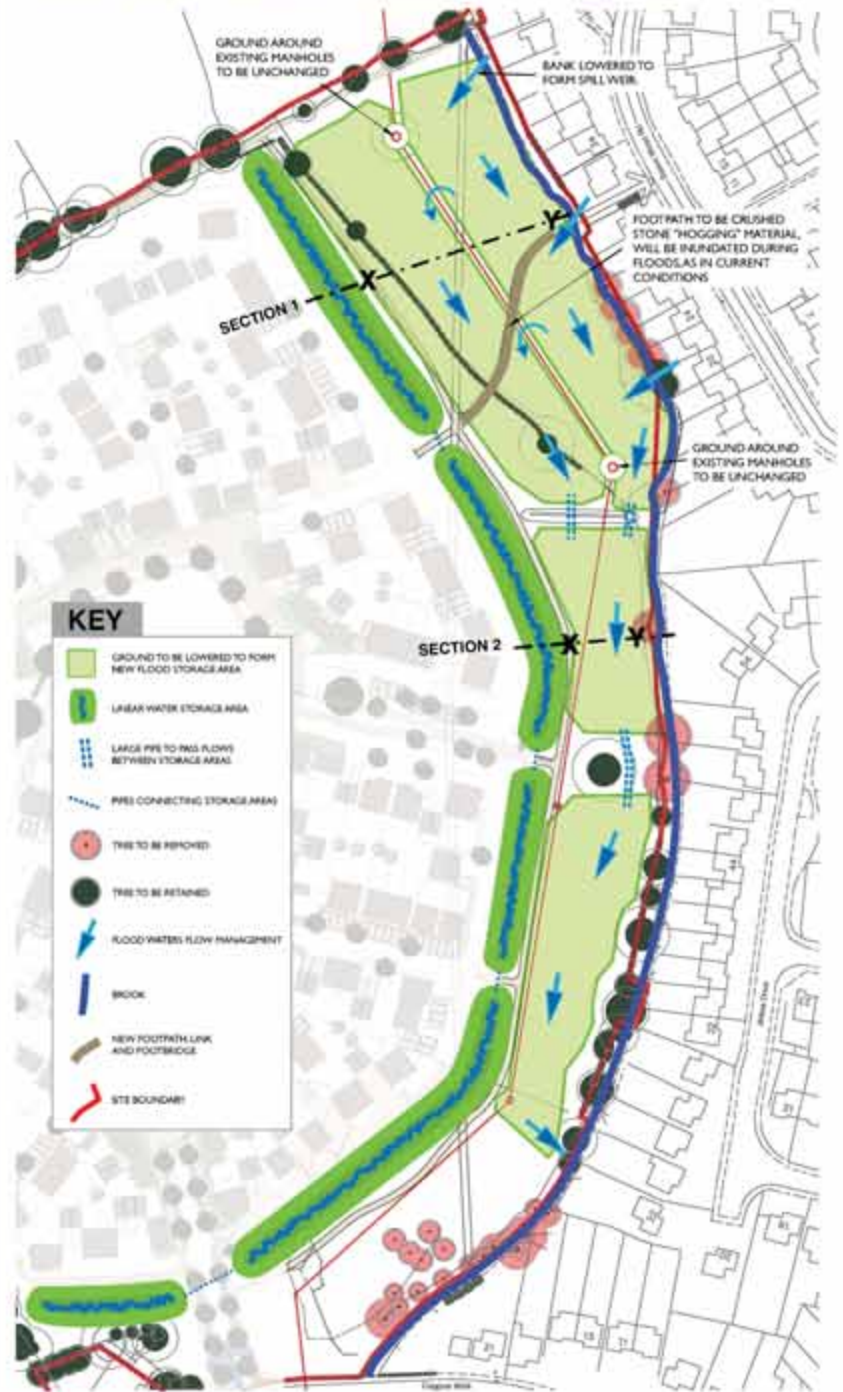
By lowering this land, the storage areas will hold approximately 5½ million litres (121,000 gallons or 2 Olympic sized swimming pools). It is estimated that these storage areas would typically engage once/ twice per year, although how often they engage will greatly depend on prevailing weather conditions. These works will reduce the extent and likelihood of flooding from the Mount Brook currently experienced by Cheswick Green households/residents.

Maintenance Access

The development proposals include for access by the Environment Agency (EA) to the Mount Brook for maintenance. Access will be provided to the Coppice Walk bridge and to the storm water outfall from the storage areas. The development proposals also include for a maintenance strip alongside the brook. Parts of this area are currently vegetated and areas of ecological value will be retained where possible. The frequency of EA maintenance will be in line with their standard procedures and practice.

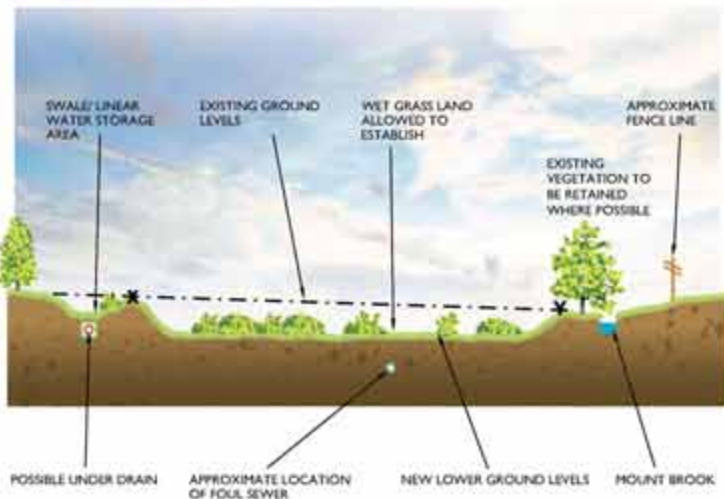
The existing public footpath from Saxon Wood Road on to the site is to be retained. This footpath is already at flood risk and inaccessible in times of flood and there will remain times in which this footpath will be inaccessible. A new footpath and footbridge to link Saxon Wood Road to the new development will also be provided as indicated on the plan.

FLOOD ALLEVIATION PLAN



TYPICAL CROSS SECTIONS

Section 1



These plans are for illustrative purposes only. For detailed information please visit www.tanworthlanecheswickgreen.co.uk

Section 2

