

LLFA

18/04057/OUT

Andrew Gunn

From: Helen Smith - ECI <HSmith@somerset.gov.uk>
Sent: 04 March 2019 09:16
To: Andrew Gunn
Cc: Lead Local Flood Authority
Subject: RE: Standard consultation: Application No: 18/04057/OUT Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard Somerset (GR:332536/110057)

Thanks for the sending through the points of clarity. I am happy that sufficient information has been provided at this stage of planning. I do feel it would be beneficial to provide an updated FRA or an addendum at the next stage of planning which makes the details below a lot clearer in terms of which calculations have been done for which part of the development.

Please apply following condition:

Condition: No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles within the together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance (6 metres minimum), the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters.
- Any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Flood water exceedance routes both on and off site, note, no part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties.
- A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained throughout the lifetime of the development, in accordance with National Planning Policy Framework (July 2018) and the Technical Guidance to the National Planning Policy Framework.

Helen Smith

Sustainable Drainage Officer – Flood Risk Management
Community Infrastructure Commissioning

My working pattern is Monday, Wednesday and Thursday 9 – 4:45pm

www.gov.uk/floodsdestroy

DO YOU KNOW WHAT TO DO?

FLO
DES
BE PR

From: Andrew Gunn <Andrew.Gunn@SouthSomerset.Gov.Uk>

Sent: 07 February 2019 17:28

To: Helen Smith - ECI <HSmith@somerset.gov.uk>

Subject: FW: Standard consultation: Application No: 18/04057/OUT Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard Somerset (GR:332536/110057)

Hi Helen

I have received the response below to your queries. I would be grateful if you could let me know if you need any more info/clarification.

Regards

Andrew

From: dsdunlop@d2planning.co.uk <dsdunlop@d2planning.co.uk>

Sent: 07 February 2019 16:50

To: Andrew Gunn <Andrew.Gunn@SouthSomerset.Gov.Uk>

Subject: RE: Standard consultation: Application No: 18/04057/OUT Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard Somerset (GR:332536/110057)

Andrew

See response below in red.

Regards

Des

D2 Planning Limited

Tel: 0117 373 1659

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www.d2planning.co.uk

From: Andrew Gunn <Andrew.Gunn@SouthSomerset.Gov.Uk>

Sent: 05 February 2019 15:04

To: dsdunlop@d2planning.co.uk

Subject: FW: Standard consultation: Application No: 18/04057/OUT Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard Somerset (GR:332536/110057)

Hi Des

I hope you are well.

I have received the response below from the LLFA. No objection but they have raised a few queries and I would be grateful if you could through your drainage consultant respond to those.

Regards

Andrew

From: PlanningTechnicalAdmin <PlanningTechnicalAdmin@SouthSomerset.Gov.Uk>

Sent: 04 February 2019 17:22

To: Andrew Gunn <Andrew.Gunn@SouthSomerset.Gov.Uk>

Subject: FW: Standard consultation: Application No: 18/04057/OUT Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard Somerset (GR:332536/110057)

From: Lead Local Flood Authority <LLFA@somerset.gov.uk>

Sent: 04 February 2019 17:05

To: PlanningTechnicalAdmin <PlanningTechnicalAdmin@SouthSomerset.Gov.Uk>

Cc: Andrew Gunn <Andrew.Gunn@SouthSomerset.Gov.Uk>

Subject: RE: Standard consultation: Application No: 18/04057/OUT Land East Of Mount Hindrance Farm Mount Hindrance Lane Chard Somerset (GR:332536/110057)

Thank you for consulting the LLFA on this application.

Following review of the Flood Risk Assessment accompanying the application, we would advise that the LLFA has no objection in principle to the proposed development. We welcome the use of SUDS, including the attenuation ponds and the series of swales which offer a range of drainage and water quality benefits.

However, we do feel that a number of important points should be raised and addressed prior to granting approval:

- The FRA (Vectos July 2018) refers to the commercial element of the site but no commercial development is outlined in the application description. This seems to be residential led. Some clarity would be helpful. The FRA is provided for the whole scheme, which includes a residential development and also proposed works to the football club and a commercial area. The FRA considers the surface water drainage from the residential development as 5 drainage catchments, and separately and additionally the surface water drainage from the football club and commercial area. We have assessed the surface water drainage in this way so that all of the potential development in the area has been considered, but with the residential parts separately to enable for the sizing of attenuation features in this part of the scheme.
- The FRA states that for the football club "incorporation of a rainwater harvesting tank would potentially reduce rates and volumes of surface water runoff and provide sustainability benefits". However, rainwater harvesting tanks cannot be used in this manner as they are assumed to be 'full' at any time, thus offering no storage. Alternative drainage provision will need to be made. It is not clear given the above whether the football club and pitches have been incorporated into the runoff and attenuation calculations for the development, or whether it is simply the residential areas. That is a understood and agreed, rainwater harvesting features are ordinarily full and therefore not able to offer reliable attenuation. However, water re-use is a sustainable approach for the management of water, and therefore we felt appropriate to try and utilise this in the scheme – potentially in conjunction with attenuation. We address the potential attenuation solution for this part of the site in our comments as below.
- Whilst we accept that this is an outline application, the plans should give an indication of point of discharge. It should be demonstrated that the ditches have connectivity to the wider drainage network. The discharge receptor for the drainage strategy is described in Paragraph 5.6, with a

release to the existing drainage ditches that cross the site and that are adjacent to the eastern site boundary.

- Given the numbers in Table 4 referring to attenuation requirement for each parcel of land, we query the figures given in Paragraph 5.15 and suggest this is revisited / amended for clarity. On a re-read, I can see why this is confusing. Table 4 are the attenuation calculations for the 5 residential drainage catchments, and used for sizing the 6 attenuation basins in Appendix F. The FRA also then uses source control to prove the sizing of these attenuation basins, with the calculations for this included in Appendix E. Paragraph 5.15 of the FRA describes the additional (but separate) attenuation volumes anticipated for the football club and commercial part of the scheme. Paragraph 5.30 of the FRA indicates the sort of features that could be used in these parts of the site, including a shallow basin for the football club and subsurface engineered solutions for the commercial part of the scheme. These were calculated separately and not designed to a greater level of detail. These attenuation features would provide source control for these parts of the site, and would convey through the drainage strategy for the residential part of the scheme.

Regards,

Helen

Helen Smith

Sustainable Drainage Officer – Flood Risk Management
Community Infrastructure Commissioning

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DO YOU KNOW WHAT TO DO?

FLO
DES
BE PR

From: PlanningTechnicalAdmin <PlanningTechnicalAdmin@SouthSomerset.Gov.Uk>

Sent: 14 January 2019 15:00

To: Planning.liaison@wessexwater.co.uk; planning.south@sportengland.org; Suzanne Naylor <Suzanne.Naylor@somersetwaste.gov.uk>; Liz Jones - Somerset Waste <Liz.Jones@somersetwaste.gov.uk>; Brett Carter <Brett.Carter@somersetwaste.gov.uk>; lanlongden@nhs.net; Consultations@naturalengland.org.uk; 'Docosomerseteast@avonandsomerset.police.uk' <Docosomerseteast@avonandsomerset.police.uk>; Mineral and Waste <MineralandWaste@somerset.gov.uk>; Charlie Field <CWField@somerset.gov.uk>; Frances Gully <FCCGully@somerset.gov.uk>; Estates <Estates@somerset.gov.uk>; Lead Local Flood Authority <LLFA@somerset.gov.uk>; Phil Poulton <Phil.Poulton@SouthSomerset.Gov.Uk>; Jo Calvert <Jo.Calvert@SouthSomerset.Gov.Uk>; Rights of Way team mailbox <RightsofWay@somerset.gov.uk>; PlanningPolicy <planningpolicy@SouthSomerset.Gov.Uk>; Lynda Pincombe <Lynda.Pincombe@SouthSomerset.Gov.Uk>; Stephen Fox <Stephen.Fox@SouthSomerset.Gov.Uk>; Ceri Owen <Ceri.Owen@SouthSomerset.Gov.Uk>; enhPollution <enhpollution@SouthSomerset.Gov.Uk>; Anthony Garratt <Anthony.Garratt@SouthSomerset.Gov.Uk>