

Consultation Response

To: Planning Services

From: Lead Local Flood Authority

Date: 19th September 2019

Application number: S/OUT/19/0582

Proposal: Outline Planning Application (means of access off Wanborough Road not reserved) for demolition and/or conversion of existing buildings and redevelopment to provide up to 2,500 homes (Use Class C3); up to 1,780 sqm of community/retail uses (Use Class D1/D2/A1/A3/A4); up to 2,500 sqm of employment use (Use Class B1); sports hub; playing pitches; 2no. 2 Form Entry primary schools; green infrastructure; indicative primary access road corridors to A420; improvements to Wanborough Road and associated works.

Location: Lotmead, New Eastern Villages, Swindon

Recommendation – Objection

Reasons for Objection

1. Environment Agency have objected to the application. We need to understand that the revised model extents have been approved and all development including attenuation features will be outside the approved extents.

Detailed Comments

We have reviewed the FRA Addendum technical note dated 22/08/19 and confirm that this has addressed our concerns raised previously regarding the surface water drainage and watercourses through the site being retained.

Whilst we see that the landscape parameter plan has also been updated to show additional drainage features, this does not seem to show all the drainage conveyance features shown on the Surface Water Management Strategy or their continuation to the main rivers.

It is good to see that the parameters have been set for a number of catchments so that the attenuation and conveyance features for these areas can be provided within the individual parcels coming forward and delivered in line with the SuDS Vision SPD. We hope that some

of the larger parcels can also be split down further through reserved matters to ensure a number of smaller flow rates are provided.

However, we do need to understand that the modelled flood extents are acceptable to the Environment Agency before we can remove our objection to ensure any proposed development including attenuation features will be located outside the approved flood extents.

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