

From: Gary Palmer
Sent: Thu, 17 Mar 2016 16:10:39 +0000
To: Scanning;Validation
Subject: FW: NEV Lotmead application S/OUT/15/0754 - 200 dwellings

Good Afternoon

Could you please upload the following objection from SBC's Drainage Officer (20/01/16) to application:

- S/OUT/15/0754

Could you please also update uniform accordingly.

Best wishes

Gary Palmer (GPalmer2@swindon.gov.uk)
Senior Planner – Strategic Allocations and New Eastern Villages Team
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From: Richard Bennett
Sent: 20 January 2016 15:34
Subject: FW: NEV Lotmead application S/OUT/15/0754 - 200 dwellings

Dear Gary,

The Lead Local Flood Authority continue to object to the above application. We summarise our reasons for the objection and make suggestions on actions required as follows.

Surface Water Drainage

The Surface Water Management Strategy submitted with application S/OUT/15/0754 and shown on drawing 27970/015/003 rev A is not acceptable. The strategy and drawing propose the use of strategic ponds within or adjacent to flood zone 2. Due to the topography and geology in the area, pond levels and outfalls are very likely to be restricted and drainage systems would potentially surcharge in events lower than the 1 in 100 year plus climate change event.

It is suggested that the applicant revises the strategy to;

- Incorporate source control measures wherever possible to remove the requirement for large attenuation ponds within or adjacent to flood zone 2.
- Look to utilise and enhance the existing watercourses through the site where possible for any further attenuation requirements rather than use them to convey water to large attenuation ponds as currently proposed.

A suitable strategy should be provided before any consent is granted so that it can be referred to in the conditions attached to the consent to ensure that any future reserved matters applications are designed in accordance with the approved strategy and to ensure that surface water runoff would be safely managed not to increase the risk of flooding elsewhere, in accordance with Paragraph 103 of the National Planning Policy Framework (NPPF) and Policy EN6 of the adopted Local Plan 2026.

Ordinary Watercourses

The LLFA cannot support the current application based on the submitted information as existing watercourses would potentially be lost post development. Any work which would restrict the flow of water of a watercourse, requires land drainage consent from the Lead Local Flood Authority (LLFA). Watercourses and land adjacent to them are particularly valuable for wildlife and it is essential they are maintained.

The LLFA will not support any culverting or filling in of existing watercourses. The LLFA will consider necessary culverting of a watercourse such as for a strategic highway route and the applicant would need to apply for consent separately to the planning process.

It is not clear from the current plans submitted if the existing watercourses would be retained post development. The Surface Water Management Strategy Plan 27970/015/003 rev A and the Green Infrastructure (Phase 1) Plan PL1461-AB-006-04 show proposed swales on the route of some of the watercourses but do not highlight the existing watercourses.

It is suggested that the applicant should;

- Clearly mark the existing watercourses on the plans to show they would be maintained post development.
- Provide an adequate buffer zone to ensure biodiversity at the site would be protected, the watercourses can be easily maintained in the future and any existing surface water flow routes can be maintained through the site.
- Include the watercourses within the final maintenance management strategy for the development.

We are happy to attend a meeting to discuss the above issues. We have stated this to the applicant's drainage consultant and informed them that they would have to arrange a meeting by contacting you as case officer so that you can ensure all the relevant people are in attendance.

We are also happy to discuss the issues directly if they wish to contact us.

Regards,

Richard

Richard Bennett
Drainage Engineer

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