

Environment Director & Chief Executive:
John Wood



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Date 17 July 2015

RE: S6/2015/1342/PP - Land to the North East of King George V playing Fields

Dear Mark

In response to the proposed outline application for the above development site, based on the FRA carried out by Lands Improvement reference KGV-FRA-2015-001 dated June 2015, we have no objections to the principle of the development on flood risk grounds.

We are pleased to see that the applicant is proposing to avoid the potential existing surface water flood risk within the site as shown on the EA National Surface Water Flood Maps by proposing a sequential approach within the site, locating properties within the lowest risk areas of the site.

It is also positive at this outline stage the applicant has provided sufficient detail to demonstrate that there is a feasible drainage scheme that can provide existing greenfield surface water run-off rates and volumes and exploring the most appropriate sustainable drainage methods such as ponds, swales and permeable paving.

However as this is an Outline Planning application, we will require more detail as part of any reserved matters application particularly in relation to the proposed layout to ensure sufficient space is allocated to implement the principles outlined above within the current FRA to ensure there will be no increase in flood risk within the development site.

We therefore recommend the following conditions to the local planning authority should planning permission be granted:

Condition 1

The proposed development will only meet the requirements of the National Planning Policy Framework if the following measures as detailed in the FRA submitted with this application are implemented and secured by way of a planning condition on any planning permission.

Condition

The development permitted by this planning permission shall be carried out in accordance with the approved FRA carried out by Lands Improvement reference KGV-FRA-2015-001 dated June 2015 and the following mitigation measures detailed within the FRA:

1. Limiting the surface water run-off generated by the critical storm event so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site based on Figure 4e within the FRA.
2. Providing attenuation to ensure no increase in surface water run-off volumes for all rainfall events up to and including the 1 in 100 year + climate change event providing a minimum of 433m³ for catchment A and 815m³ for catchment B as outlined in Figures 4h and 4g within the FRA.
3. Applying a sequential approach by ensuring properties are located outside of high risk areas of existing surface water flooding as outline in section 3.22 of the FRA.
4. Implementing appropriate SuDS measures giving priority to above ground measures such as ponds and swales
5. Discharge surface water to the existing ordinary watercourse along the southern boundary of the development site

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason

1. To prevent flooding by ensuring the satisfactory disposal of surface water from the site.
2. To prevent flooding by ensuring the satisfactory storage of surface water from the site.
3. To ensure there will be no risk of flooding from surface water to the proposed properties within the development site
4. To ensure surface water can be managed in a sustainable manner
5. To mimic and maintain the existing surface water run-off discharge location

Condition 2

LLFA Position

The proposed development will be acceptable if a planning condition is included requiring the following drainage details.

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