

Thank you for the recent DMO consultation on the above proposed development.

I have reviewed the available information, specifically in relation to the Surface Water Drainage report prepared by REFA Consulting Engineers.

Due to existing site constraints it is proposed to use deep bore soakaways to provide surface water management for the development. I have significant concerns in relation to the sustainability of such a system despite management and mitigation proposals included within the report. It is also worthy of note that this technique is proposed to manage surface waters generated from the highways on site. It is unlikely that the use of deep bore soakaway will be an acceptable means of surface water disposal if the highway were to be put forward for adoption.

Based on the above I would strongly recommend that alternative means of surface water disposal are investigated prior to submission of any planning application, including gaining access to the existing watercourse networks within the vicinity of the site (including those to the north east of the site). In the absence of this information it is unlikely that this application could be supported.

In addition, the commencement of schedule 3 of the Flood and Water Management Act 2010 was signed 1 May 2018. This will mean that from the 7 January 2019 any new development that satisfy the criteria will require SuDS Approval Body (SAB) approval prior to the commencement of development. It is proposed to make transitional arrangements as follows:

- Existing sites and developments with planning permission granted or deemed to be granted (whether or not subject to any conditions as to a reserved matter – but see also below) or for which a valid application has been received but not determined by 7 January 2019, will not be required to apply for SAB approval.
- SAB approval will still be required if the planning permission was granted subject to a condition as to a reserved matter and an application for approval of the reserved matter is not made before 7 January 2020.

It is reasonable to assume that, if the appeal were successful and the development were to progress, and any associated drainage conditions not be discharged prior to the January 2020 date, then SAB approval would be required prior to the commencement of any works on site.

Regards

Neil

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