

From: Philip Forster
Sent: 05 August 2016 10:18
To: planning_admin
Subject: FW: P/2016/0712
Attachments: Management of Surface Water Generated from New Dev_E.pdf

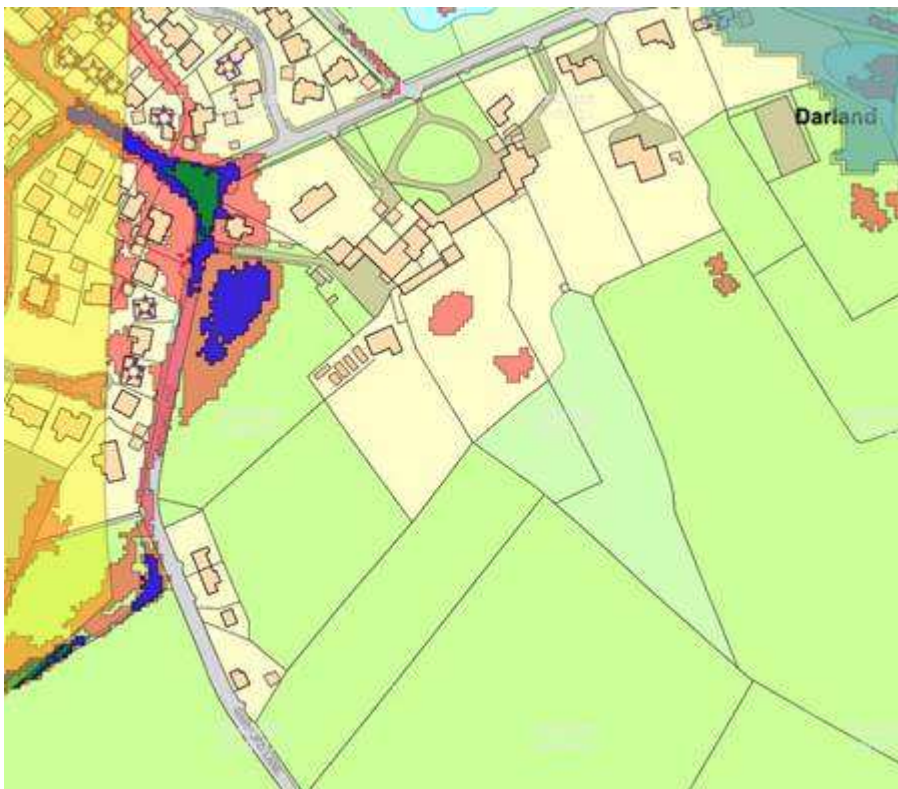
Flood officer response.

From: Neil Taunt
Sent: 05 August 2016 09:39
To: Philip Forster
Subject: P/2016/0712

Hi Phil,

Thank you for the recent consultation on the above outline application.

A notable portion of the site is identified as being at risk of surface water flooding as defined on NRW's updated flood map for surface water (extract below). We also hold a number of reports of flooding associated with the highway network along Gamford Lane adjacent to the proposed site, and around the junction with Darland Lane. The proposed site layout does indicate a number of properties located within this area of flood risk. I would request that a Flood Consequence Assessment is carried out to better understand the risks to the development site, and ensure any future development could take place without an unacceptable risk to either the development or surrounding area.



In addition to this there is no evidence included within the application to suggest that surface waters generated by new impermeable surfaces could be acceptably and sustainably managed into the future. Prior to the application being determined, the applicant should submit an indicative drainage proposal (see attached guidance note) to ensure there is a feasible means by which to dispose of surface water.

In the absence of the above information I would request the application be refused as it has not been demonstrated that flood risk can be acceptably managed.

If you have any questions on the above please let me know.

Many thanks

Neil

Neil Taunt MCIWEM C.WEM CEnv CSci

Senior Flood Management Officer / Uwch Swyddog Rheoli Llifogydd



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Amgylchedd a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam, De Ffordd yr Abaty, Ystad Ddiwydiannol Wreccsam, Wreccsam LL13 9PW



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