

## Clare Whiting

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**From:** Philip Forster  
**Sent:** 03 May 2017 11:14  
**To:** planning\_admin  
**Subject:** FW: P/2017/0314

### Flood response

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**From:** Neil Taunt  
**Sent:** 03 May 2017 10:55  
**To:** Philip Forster  
**Subject:** P/2017/0314

Hi Phil.

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

The application is supported by an FCA and Drainage Strategy that does indicate the feasibility of a sustainable surface water management strategy for the proposed development. This report details that site ground conditions are likely to be suitable for the use of soakaway for the management of surface waters generated by the development although no infiltration testing has been undertaken or submitted. The report also details, if soakaway were not shown to be feasible, with no suitable watercourse to consider a direct discharge, there is the option to discharge at an attenuated rate into public surface water sewer at an attenuated rate.

In the absence of any infiltration data the report does indicate significant surface water attenuation will be required on site (initial estimates of 474m<sup>3</sup>). This would be provided in an area of shared open space in the lower eastern extent of the site (as detailed within Appendix B of the FCA & Drainage Strategy). This approach does not appear to have been incorporated into subsequent proposed site layouts included within the application. The submitted Design and Access statement (April 2017) clearly omits any inclusion of open space or attenuation provision. Clarification is required on how surface water will be managed from the site in a sustainable manner and the recommendations of the FCA and Drainage strategy will be incorporated.

In addition, there is significant potential for the inclusion of infiltration techniques and Sustainable Drainage techniques to manage surface water on this site. It would appear from the pre application consultation document that Welsh Water will only consider discharge to the public sewer if infiltration or direct discharge to watercourse is not feasible. It should also be demonstrated prior to determination that if soakaway is proven to be appropriate for the site (as ground investigation report suggests) then sufficient provision can be made within the design to cater for the required attenuation volumes.

I would request this information is submitted and agreed prior to determination as it may have an impact on proposed site layout and scale of development. In the absence of any additional information being forthcoming I would recommend the application be refused.

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

Many thanks

Neil

**Neil Taunt MCIWEM C.WEM CEnv CSci**  
Uwch Swyddog Rheoli Llifogydd / Senior Flood Management Officer



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