

AnnS Jones

From: Sharon Holman
Sent: 16 June 2017 08:54
To: planning_admin
Subject: FW: P/2017/0426 Land adj to Boundary House, Horsemans Green

Civ – flood officer response

From: Neil Taunt
Sent: 15 June 2017 14:43
To: Sharon Holman
Subject: RE: P/2017/0426 Land adj to Boundary House, Horsemans Green

Hi Sharon,

I have reviewed the application and supporting documents in relation to the above application and have the following comments:

The site is located in DAM Zone A, as defined within TAN15 and is not explicitly identified as being at risk of surface water flooding on NRW's updated flood map for surface water. There are a number of reported incidents of localised flooding that appear to be associated with blocked highway drainage infrastructure in the area but we do not hold any information regarding flooding incidents directly relating to the application site. It is worth noting that the local topography is relatively flat. This will impact on the efficiency of the local drainage network. The application details that soakaway will be used to manage surface waters generated by the development, but no information has been submitted to support this, or detail if local water table conditions would be conducive to the use of soakaway in accordance with BRE 365 requirements.

Due to the scale of the development I have no additional comments on the application.

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

Many thanks

Neil