Clare Whiting

From: Matthew Phillips
Sent: 20 March 2017 13:12
To: planning_admin
Subject: FW: P/2017/0145
Attachments: Management of Surface Water Generated from New Dev_E.pdf

Please add as Flood Officer comments

From: Neil Taunt
Sent: 20 March 2017 13:11
To: Matthew Phillips
Subject: RE: P/2017/0145

Hi Matthew,

I hadn't been consulted but that's not a problem at all.

I've had a look at the location of the site. The site lies outside of the DAM flood zones, but is identified as being at risk of surface water flooding during the 0.1% (1 in 1000 yr) rainfall event on NRWs surface water flood map. We hold no reported incidents of flooding affecting the site.

As the development site is lower lying than surrounding land, the fact that the site is identified as being at risk of surface water flooding is not surprising. I would recommend that the applicant consider the use of flood resistant and resilient construction techniques be incorporated into the design to minimise the impact on any future surface water flood event.

The historic maps do show a pond on a portion of the site and I agree that this could imply portions of the site are not freely draining. It is not possible to determine if this pond was a natural or man-made feature, but BGS data does suggest sand and gravels are prominent in the area so would suggest either the pond was "constructed" or could have been associated with locally different ground conditions. I would recommend that an indicative drainage design be carried out to ensure ground conditions are conducive for the use for soakaway (as per the attached guidance note), with soakaway test locations chosen appropriately.

If you require any additional information please let me know.

Many thanks

Neil

From: Matthew Phillips
Sent: 16 March 2017 10:14
To: Neil Taunt
Subject: P/2017/0145

Neil,

Not sure if you have received a consultation about the above application, but I would be grateful for your comments.

The proposed ground levels have not been provided, something I have requested. The ground level of the properties to the west and crucially to the south of the site (the site is to be accessed via a private drive to the south) are around 1 metre higher than the application site. The site is shown on the historic maps as being occupied by a pond. This is no longer the case, but may be a consideration given that the developer is proposing to use soakaways. Given the scale of the development is development is unlikely to result in very significant increases in run-off, but if the land was occupied by a pond in the past, this would suggest to me it isn't particularly free draining!

Regards

Matthew Phillips
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