

Date: 28 November 2017

Reference Number: 14/17/0033

Case Officer: F Wedsley

Application: Outline application with all matters reserved , except for access for the erection of up to 200 No dwellings with public open space, landscaping and sustainable drainage system (SuDS) with vehicular access point off Langaller Lane.

Location: Langaller Lane, Creech St Michael

Lead Local Flood (LLFA) Authority Comments

The development indicates an increase in impermeable areas that will generate an increase in surface water runoff. This has the potential to increase flood risk to the adjacent properties or the highway if not adequately controlled.

The applicant has provided outline details of the proposed drainage designs for the capture and removal of surface water from the development. These indicate an intention to attenuate runoff for all storms up to and including the 1:100yr +40% climate change event and to discharge at greenfield runoff rates. A more detailed design with supporting calculations will be required.

The LLFA has no objection to the proposed development, as submitted, subject to the following drainage condition being applied.

Condition: No development shall be commenced until details of the surface water drainage scheme based on sustainable drainage principles together with a programme of implementation and maintenance for the lifetime of the development have been submitted to and approved in writing by the Local Planning Authority. The drainage strategy shall ensure that surface water runoff post development is attenuated on site and discharged at a rate and volume no greater than greenfield runoff rates and volumes. Such works shall be carried out in accordance with the approved details.

These details shall include: -

Reason: To ensure that the development is served by a satisfactory system of surface water drainage and that the approved system is retained, managed and maintained in

accordance with the approved details throughout the lifetime of the development, in accordance with paragraph 17 and sections 10 and 11 of the National Planning Policy Framework, Paragraph 103 of the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework (March 2015).

Yours sincerely

Ann-marie Wood
Sustainable Drainage Officer
Flood Risk Management Team