

Our Ref: SB/SMP

Your Ref: 14/17/0033

Date: 20 November 2017

Ms F Wadsley  
Taunton Deane Borough Council  
Development Management  
The Dene House  
Belvedere Road  
Taunton  
Somerset TA1 1HE

Dear Ms Wadsley

**The Town & Country Planning Act 1990**

**The Town & Country Planning (Development Management Procedure) Order 2015**

**Proposal:** Outline planning 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, Creech St Michael

**Location:** Land off Langaller Lane, Creech St Michael

**Applicant:** Gladman Developments Ltd

**O.S. Grid reference:** 327206 (easting) 126546 (northing)

With reference to the above planning application the Board would like to make the following comments concerning the development proposals:

The proposals are outside of the Board's District but will drain into it and as such the Board's interest is related purely to the flow that is being generated from the proposals.

The Board **objects** to the proposals due to additional volume of water being introduced into the Boards' area.

The proposals restrict the flow to peak run-off rates but does not restrict the total volume of water leaving the site.

This may increase flood risk in the Board's District and longterm storage should be employed or the flow should be restricted to 2 l/s/impha in accordance with the recommendations of the SuDS Manual C793.

**Informative:** The applicant is advised that Land Drainage Consent is required under section 23 and 66 of the Land Drainage Act 1991, from the Parrett Drainage Board for any construction in, or within, 9m of a watercourse and for the introduction of additional flow into a watercourse in the Board's District.

Yours Sincerely



**Nick Stevens**  
Clerk to the Board

cc. Mr N Lockyer, Expenditor  
Mr R Barrington, Local Member  
Cllr D Durdan, TDBC  
Agent: Gladman Developments Ltd, Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB