

SOUTH GLOUCESTERSHIRE COUNCIL, DEPT of ENVIRONMENT AND COMMUNITY SERVICES
**LEAD LOCAL FLOOD AUTHORITY (DRAINAGE) COMMENTS / OBSERVATIONS
ON PLANNING APPLICATIONS**

Planning application: PT18/6450/O

Matters appertaining to the consultee comments below from the Lead Local Flood Authority (LLFA) must be directed to the Planning Case Officer in the first instance, including queries regarding the discharge of conditions.

FLOOD RISK

The majority of the proposed development site is located in Flood Zone 1, with areas of the site closer to the Pickedmoor Brook falling within Flood Zones 3 and 2. A small part to the west of the development site falls within Tidal and Fluvial Flood Zone 3 and 2.

The Environment Agency in comments dated 28/01/2019 have expressed concerns which need to be addressed.

SURFACE WATER

Surface Water Drainage Principles set out in **39209/4001 Flood Risk Assessment Rev E (09/11/2018)** are acceptable in principle:

- Surface water discharge restricted to Greenfield QBAR – 2.9 l/s/ha
- On-site attenuation designed for 1in100 (1% AEP) storm event plus a 40% allowance for climate change.
- No surface water flooding in the 1in30 (33.3% AEP) storm event

GROUND WATER

From **39209/3501 Combined Phase 1 and Phase 2 Ground Condition Assessment** it is noted that groundwater was encountered in the Exploratory Hole Logs in March 2018. Groundwater levels will need to be monitored further inform the detailed drainage design of the surface water drainage infrastructure.

PROPOSED GROUND LEVELS

The FRA states “to robustly mitigate against the potential impact of climate change it is recommended that finished floor levels be set to 11.0mAOD or 600mm above the ground level at the edge of Flood Zone 2 adjacent to the development parcel, whichever is highest.”

There is also a low point in the north east of the site near Oldbury Lane. I note there is land drainage / highway ditch system in this location that directs water / runoff to a ditch / watercourse to the north of Oldbury Lane.

I query the proposed ground levels of the site to enable the required finished floors levels and the falls required to get surface water from the development to the proposed outfall.

Informatives

The topographical surveys show existing ditches on site. Proposed development requires the infilling of some ditches.

Land Drainage Consent: The application involves **works, and/or structures to, in or affecting** an ordinary watercourse/ditch. These works may require formal consent from South Gloucestershire Council. Application forms and guidance can be obtained by emailing LeadLocalFloodAuthority@southglos.gov.uk

Public sewer location: The proximity of a public foul water sewer may affect the layout of the development. Refer the application to Wessex Water for determination. Note: Private sewers were transferred to the water and sewerage company (Wessex Water PLC) on 1 October 2011 and are now of public sewer status. Maintenance of these sewers are now the responsibility of Wessex Water and will therefore be subject to **'building over'** or **'building in close proximity to'** restrictions. The applicant or agent is recommended to discuss this matter with Wessex Water PLC.

Michaela Baker

Drainage and Flood Risk Management Team – (Engineering Group, Street Care)

LeadLocalFloodAuthority@southglos.gov.uk

20th February 2019