SOUTH GLOUCESTERSHIRE COUNCIL, DEPT of ENVIRONMENT AND COMMUNITY SERVICES

LEAD LOCAL FLOOD AUTHORITY (DRAINAGE) COMMENTS / OBSERVATIONS ON PLANNING APPLICATIONS

Planning application: P22/01300/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.

The Flood and Water Management Team (Engineering Group - Street Care) has **no objection in principle to this application** subject to the following advice and/or informatives.

Advice

SUDS: No development shall commence until surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.
Outline application – Land set aside for this use is required as part of this submission.
No public surface water sewer is available.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2018.

For the avoidance of doubt we would expect to see the following details when discharging the above condition and/or, within any Reserved Matters applications;

- The existing culvert & headwall stated and shown within the Design and Access Statement (**DAS**) pages 26/27 is to be traced, surveyed and its upstream catchment determined as this may have implications regarding additional flows within the proposed catchment area.
- Any existing land drainage ditches within the separate field parcels are to be retained and incorporated within the surface water design.
- The maximum overall discharge rate for the development must be limited to the **Greenfield Qbar** rate.
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation/conveyance features (basin, swales & ditches) and pumping station where applicable.

- Drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance 40% up to and including the 10080 minute scenarios.

  (Preferably in the MicroDrainage format to include the **MDx** file for auditing).

- Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
- A plan showing the cross sections and design of any attenuation/conveyance features (basin, swale, ditches) and their components (to include an all-around access track which should be a minimum 3 – 5 Metres for the allowance of relevant suitable equipment to conduct maintenance activities).
- There is to be no planting of trees over, or within close proximity (3 metres) of any existing or proposed drainage infrastructure, which may include but not limited to, pipework, gullys, and attenuation features such as the basin and swale (3 metre offset from top of bank including access track).
- The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- The plan should also show any pipe node numbers (including Cover Level, Invert Level, Gradient, and Length) referred to within the drainage calculations.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration/Conveyance features, Flow Control Devices, and Pumping Stations where applicable, for the lifetime of the development, must also be provided.

  This should clearly outline which elements/components will be offered for adoption and those which are to remain privately maintained and by whom (in this context this refers to the wider scheme infrastructure such as basins, swales, ditches which may form part of the surface water network).

- Confirmation of approval or the 'in principle' acceptance of Ordinary Watercourse Consent (**OWC**) from the Lead Local Flood Authority (**LLFA**) for any surface water headwalls/outfalls or ditch crossings and/or widenings.

Sp. Note: Where a drainage 'Compliance' condition rather than a 'Pre-Commencement' condition is preferred, the submission of ALL the above SuDS discharging details will be required prior to any Decision Notice being issued.

Informatives

Ordinary Watercourse Consent (OWC): 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

It is acknowledged that the **OWC** process is separate from the planning process, however the two elements are reliant on each other in the wider proposed context.

Environment Agency **Risk of Surface Water Flooding** map show ground profiles in this development area as being subject to overland flow or flood routing in the event of high intensity rainfall (i.e. non-watercourse and non-sewer surcharging). The development area is shown as category **1 in 30yr** surface water flooding. In line with Flood Risk Standing Advice the developer **must consider** whether he has appropriately considered surface water drainage and flood risks to and from the development site which could occur as a result of the development. **NOTE:** *This is separate from the watercourse Flood Zone maps and does not require submission of a Flood Risk Assessment.*

Lynton Seymour (Ext.3523)

The Flood and Water Management Team – (Engineering Group, Street Care)

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08 April 2022