

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

**Planning application: P21/03344/F**

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.

**Full planning application** – A detailed development layout showing surface water and SUDS proposals 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:**

- The maximum overall discharge is to be restricted to the **Greenfield Qbar** rate.
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds and flow control devices.
- The plan should clearly illustrate the extent of all the Section 104 adoptable components including foul provisions.
- Confirmation of acceptance of an Environment Agency (**EA**) Flood Risk Activity Permit (**FRAP**) for the proposed positive surface water outfall to the 'Main River Frome'.
- Updated 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.

**(Preferably in the MicroDrainage format).**

- 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 the attenuation pond and its components (to include an all-around access track for maintenance by suitable equipment).
- 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 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 and Flow Control Devices where applicable for the lifetime of the development.

## ***Informatives***

**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.

**Flood Risk Activity Permit (FRAP):** The application proposes works to Main River. These works may require formal consent from the Environment Agency (**EA**). The applicant will need to consult with the Environment Agency over this matter.

**Lynton Seymour (Ext.3523)**

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

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**09 June 2021**