

## Officer Report On Planning Application: 14/03154/FUL

<b>Proposal :</b>	Residential development of 30 dwellings (GR:339480/125610)
<b>Site Address:</b>	Land North Of Stanchester Way, Curry Rivel.
<b>Parish:</b>	Curry Rivel
<b>CURRY RIVEL Ward (SSDC Member)</b>	Cllr Terry Mounter
<b>Recommending Case Officer:</b>	Nicholas Head Tel: (01935) 462167 Email: nick.head@southsomerset.gov.uk
<b>Target date :</b>	16th October 2014
<b>Applicant :</b>	Mr Richard Mead
<b>Agent: (no agent if blank)</b>	Mrs Lydia Grainger, WYG, Hawkridge House, Chelston Business Park, Wellington TA21 8YA
<b>Application Type :</b>	Major Dwlgls 10 or more or site 0.5ha+

### UPDATE REPORT

This update report should be considered with the original officer report attached at Appendix A.

At its meeting of 28 January 2015 the area North Committee deferred this application to seek further details in relation to:-

- The volume of the attenuation pond;
- The construction of the pond (section drawings);
- The management of the drainage;
- A summary of the drainage principles and strategy.

These have been provided (02/02/15) and further consultations have been carried out on this information and the details previously requested (following the meeting on 26 November 2014), namely:-

- Capacity of attenuation ponds
- Capacity of watercourses to accommodate flows from pond
- Flood history in locality
- Any evidence of localised problems

In the initial report (received 12/12/14) the applicant advised:-

- The flooding of Dyers Road upstream of the site returns to the channel and is contained by it flowing through the site – this is confirmed by photographic records as well as the EA's flood maps.
- The drainage strategy set out in the original FRA was accepted by the EA.
- In acknowledgement of the downstream flooding issues, the drainage strategy has been amended to discharge at a peak rate of 3.5 l/s, which provides a 20% betterment on the greenfield rate for the site.
- Voluntary commitments have been made to carry out a CCTV survey of the downstream culvert along with any site clearance required as well as the installation of an infiltration trench along the eastern and southern boundaries of the site.

It is now confirmed that:-

- The capacity of the pond is 305m<sup>3</sup>, with a further 80m<sup>3</sup> of storage within tanks
- Section drawing of the pond have been provided
- Maintenance responsibility for the pond and its surrounding area will be with a responsible organisation. The maintenance regime is outlined as:-
  - Twice yearly mowing in and around the pond is required only along the maintenance access routes, amenity areas and across embankments.
  - Re-seeding of areas of poor vegetation growth to occur annually.
  - Remove sediment from pond base every other year.
  - Inlet and outlet pipes/headwalls to be checked and cleared of blockages every 6 months.
- A summary of the drainage strategy is provided at Appendix B.

All additional information has been subject to further consultations summarised as follows

**SSDC Engineer:**

*From the Parish details we have on file the following are flooding issues we are aware of*

- *Flood Alleviation Scheme in 1980's*
- *Flooding at Dyers Lane*
- *Flooding at Parsonage Place due to run-off from Dyers Lane and blocked ditch. (Possible new development implications here).*
- *Highway flooding in Water Street and nearby school.*

*We maintain 105m of concrete lined ditch/watercourse that runs adjacent to the highway in Portfield*

*I have no other information on capacities of watercourses or attenuation ponds or details of other flooding incidents in the area bar the attached. It will be down to the developer to investigate and provide evidence of existing capacities and what his attenuation proposals are to satisfy your conditions on flooding*

Comments subsequent to the additional report by the applicant:

*From the evidence they have provided in response to the various objections I cannot dispute that they are offering a betterment to the situation here and it appears that some of the existing flooding issues are not related to this development but due to undersized existing pipework and culverts which they cannot be responsible for. They are prepared to do attenuate works over and above required in the FRA that has been approved by the EA it appears.*

**Environment Agency:**

The EA has no additional comments to make over and above those raised in their initial consultation letter of 22 August 2014.

**Wessex Water:**

WW notes that surface water drainage involves the discharge into a water course, not sewers. It is also noted that SSDC is the Local Drainage Authority in this instance, and that as the site is greater than 1 Ha there is an obligation to consult the EA. In a final email

responding the applicant's report, WW notes that they have no comments to make.

**Highways Authority:**

No objection raised in relation to the capacity of the existing highway drainage system:

**CONSIDERATION**

Whilst the concerns raised locally about surface water flows are noted, the position of the various technical consultees is unchanged, namely that there is no drainage or flooding reason for refusal of the application that could be sustained. The Council's Engineer has furthermore stated that the proposal would result in an improvement of the current situation. The application is therefore referred back to Committee with the same recommendation as previously, for the reasons set out in the original officer report.

**RECOMMENDATION**

That the application be determined as recommended in the original report, attached as Appendix A.

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