

Regulation Committee

Late Paper Submissions

1 December 2022

**Item 5 Land at Comeytrove, Taunton, Somerset – Application
SCC/3938/2022**

(a) Response from the Lead Local Flood Authority

(b) Amended Officer Recommendation

Land at Comeytrove, Taunton, Somerset – Application SCC/3938/2022

(a)Response from the Lead Local Flood Authority

The LLFA has now reviewed the following documents:

- Report no B06004-CLK-XX-XX-RP-FH-1002 Rev P2 dated 13/10/2022
- Technical Note B06004-TN01 Rev V1
- Report no 17114-HYD-XX-XX-RP-C-7000 dated April 2022

From our review we can confirm that the proposed drainage strategy is generally acceptable. The SuDS hierarchy has been considered and the proposals generally reflect an appropriate approach to using SuDS across the site. The level of detail of the information provided is also appropriate to a full application. However, some of the details are unclear and there are a number of matters we would like to be addressed and which could form a planning condition.

1. The Drainage Strategy report states in various sections that filter strips will be used within the strategy although in table 3.3 it also states that filter strips cannot be used. The LLFA would like to see filter strips included in the strategy and requires confirmation of where these will be located and for them to be shown on the drainage strategy plans.
2. The strategy is for attenuation to be provided in a detention basin; however this is not shown in any detail on the plans and the drainage strategy plan seems to conflict with the architects base plan. The LLFA requires details of the basin (key dimensions, water level, freeboard provision etc) to be clearly shown on the plan and to demonstrate that this does not conflict with the overall site strategy and architects layout. It is noted that freeboard of 180mm is currently provided; the LLFA would like to see freeboard closer to 300mm where possible and justification provided if that is not possible.
3. It is noted that an area for an orchard is shown on the architects plan. This requirements for irrigation could be met by installing rainwater butts or similar within the site. The LLFA would like to see this considered and, if not part of the final strategy, then justification provided.
4. In the calculations storage is shown as being provided by both a cellular storage system and a pond/basin. No cellular storage is mentioned elsewhere in the report or shown on the plans. Please clarify and provide full details of the final system supported by calculations.

5. The strategy is for any flooding from the surface water drainage to be managed within the site for the 100 year +CC storm. The calculations show floodwater emerging from the drainage system at 2 locations (S2.000 and S3.000). However these locations are not referenced in the description of the strategy for managing exceedance events or on the overland flow plans. The exceedance strategy needs to be presented in more detail and confirm how the flows are managed within the site and specifically how the floodwater emerging at these 2 locations will be accommodated.
6. The details of the onward connection to the wider site drainage system should be confirmed (location, levels and dimensions of the system where the connection is to be made)

These matters should be addressed at or before detailed design and could form part of the planning conditions.

E Sharpe
Flood and Water Management
Community Infrastructure Commissioning
Somerset County Council

30 November 2022

**Land at Comeytrove, Taunton, Somerset – Application
SCC/3938/2022**

(b) Amended Officer Recommendation

The Officer's recommendation set out in paragraph 1.2 of the submitted report to be amended as follows: -

- (i) That planning permission be GRANTED subject to the prior completion of a Section 106 agreement to secure the financial provisions of the School Travel Plan dated Oct 2022 (Revision C) including the travel plan fee of £700 and the safeguarded sum of £49,320 and the conditions set out in Paragraph 9 of the report of the Service Manager - Planning and Development (and to include the additional LLFA conditions as submitted in the late paper).
- (ii) That authority to undertake any minor non-material editing which may be necessary to the wording of those conditions be delegated to the Service Manager - Planning and Development.

The approved version of the Travel Plan will be referred to in the conditions detailed in the submitted report, to ensure the implementation of the non-financial provisions.