

Officer Report On Planning Application: 14/03154/FUL

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

BACKGROUND

At its meeting of 26 November 2014, the Area North Committee considered this application (full report attached below as Appendix 1) and resolved:

That planning application 14/03154/FUL be DEFERRED to seek further clarification on drainage proposals:

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

The Committee's concerns were relayed to the applicant, and simultaneously to the Council's Engineers; the Highways Authority; the Environment Agency; and Wessex Water. At a later stage, an additional report was submitted by the applicant, attached as Appendix 2. The applicant summarises the detail in this report as follows:

- *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.*

This was also referred to consultees, whose combined responses are as follows:

SDDC Engineer: Initial comment:

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 SDDC 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 comment was received in relation to the capacity of the existing highway drainage system: verbal update to be provided.

CONSIDERATION

The applicant's detailed submission and the comments made by the various consultees are attached for the Committee's detailed consideration (Appendix B). Whilst the concerns raised locally about surface water flows are noted, views of the Council's drainage engineer and the EA remain as previously, i.e. 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

Subject to no objection being received from the County Highway Authority, it is recommended that the application be determined as recommended in the original report, attached as Appendix 1.
