

INTERNAL MEMORANDUM



FROM: Flood Risk Management Team (Lead Local Flood Authority)

Date: 15/05/2023

Application: Outline planning application for the development of up to 190no. homes (including 50% affordable homes), 0.13ha of land reserved for Class E uses, allotments, car parking, earthworks to facilitate sustainable drainage systems, open space and all other ancillary infrastructure and enabling works with means of access from Shiners Elms for consideration. All other matters (means of access from Chescombe Road, internal access, scale, layout, appearance and landscaping) reserved for subsequent approval

Reference Number: 23/P/0664/OUT

Location: Land To North Of Rectory Farm Chescombe Road Yatton

Formal comments regarding the above. The Lead Local Flood Authority have the following comments to make.

The Lead Local Flood Authority objects to the current proposals due to the following reasons:

- There appears to have been a misunderstanding that has arisen from a pre-application meeting that was held. The undefended tidal extents associated with the Woodspring Bay model provide the greatest extent of flood risk that should inform both the sequential and exception test if the exception test is passed. However, there was no intention to suggest that should be at the expense of other sources of flood risk or that it was the 'dominant' source of flood risk. It is suggested that the approach to residual risk and making the site safe for the lifetime of the development is discussed and agreed with both the Environment Agency and the LLFA.
- The undefended and defended scenarios would warrant a different level of mitigation based on the relative risk of each. The defended risk warrants land raised to above the design flood event plus climate change and the undefended residual risk managed through a combination of evacuation, internal safe refuges and dry access (if possible).
- Any land raising should not be detrimental to other types of flood risk and the modelling should be used to demonstrate that flood risk is not increased overall. The extent of any areas of compensation should be agreed with the Environment Agency.
- There are concerns regarding the overall land raising that is proposed and the impact that would have on surface water flow routes from the urban extents of Yatton and how that will then impact on the rhyme network, accessibility for maintenance (access down to the rhyme maintenance strip level requires suitable slopes and ramps) and Wessex Water's surface water drainage outfalls and also the impact on Wessex Water's foul drainage network that crosses the site.
- A plan should be provided that shows the proposed land raising. The height and scale parameter plans should also include a relationship to the existing ground levels.

- There are no issues with the overall discharge rate, however Wessex Water may not adopt a flow control structure below 5 l/s. This may impact the basin arrangements. Agreement on the discharge rate should be between the IDB and the adopting authority. Agreement in writing is required to be provided.
- The water quality approach is supported, provided the basins are designed to effectively manage water quality. This would require a wetland base to be provided.
- The design of the headwalls should be sympathetic to the landscape proposed, especially because of the potential number of pre-cast in close proximity. A bespoke approach is required.
- Although maintenance access strips have been provided, they have not considered the raising of the land and safe slopes that are to be provided. The maintenance access strips should be at existing ground level to ensure that the watercourses can be maintained and that the base can be reached without a specialist machine.
- A typical rhyme cross-section should be included.