

Our Ref: P-NS-001505

Your Ref: 23/P/0664/OUT

Date: 15 August 2023

Development Management
Development and Environment
Post Point 15
North Somerset Council
Town Hall
Walliscote Grove Road
Weston-super-Mare
BS23 1UJ

Dear Sir or Madam,

Thank you for referring the above application

With reference to the above planning application, provided the Local Planning Authority (LPA) is satisfied the requirements of the Sequential Test under the National Planning Policy Framework (NPPF) are met, the Board is able to remove its objection to the proposals but would like to recommend the following conditions to be included within the Decision Notice:

CONDITION:

The development permitted by this planning permission shall only be carried out in accordance with the approved Foul and Surface Water Drainage Strategy (ref 23257 HYD XX XX RP DS 5002 revision P04) and the technical note (ref 23257 HYD XX XX TN D 002 revision P02), and the following mitigation measures detailed within them:

1. Limiting the surface water run-off generated by the critical storm to 2 l/s/ha of impermeable area for all return periods including the 1 in 100 year plus climate change so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site.
2. Provision of compensatory flood storage on site, for all return periods including the 1 in 100 year plus climate change
3. Maintenance and access route to be provided for all rhynes and ordinary watercourses on the site as per drawing 23257 HYD XX XX DR D 2005 revision P01
4. The discharge outfall from the attenuation ponds into the rhynes shall be set no lower than 4.85 m AOD.
5. There shall be no tree planting within 9m of any ordinary watercourses or viewed rhynes

REASON:

1. To prevent flooding by ensuring the post development surface water runoff from the site is no higher the pre development surface water.
2. To prevent flooding elsewhere by ensuring that compensatory storage of flood water is provided.
3. To ensure the structural integrity of existing rhynes can be maintained by the IDB thereby reducing the risk of flooding.
4. To enable the site surface water discharge above the summer penning level avoiding surcharge of the surface water network.
5. To secure IDB access for maintenance of the viewed rhynes thereby reducing the risk of flooding.

CONDITION:

The development hereby permitted shall not be commenced until such time as a scheme to deal with existing runoff from adjacent sites has been submitted to, and approved in writing by, the local planning authority.

Each Board is a statutory public body with responsibilities for flood protection, land drainage and the environment.
All are members of the Association of Drainage Authorities.

1. Ensuring no interruption of existing surface water flow and drainage by the new development
2. Ensuring access is provided to the 9 m easement

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

REASON:

1. To prevent flooding by ensuring the satisfactory disposal of surface water from the site.
2. To ensure the structural integrity of existing rhynes can be maintained by the IDB thereby reducing the risk of flooding.

The Board would request that the following informative is added to any permission that is granted:

Informative: The applicant is advised that, prior to works commencing on site, Land Drainage Consent is required under section 23 and 66 of the Land Drainage Act 1991 from the Internal Drainage Board for any construction in, or within, 9m of a watercourse and for the introduction of additional flow into a watercourse in the Board's District (or from the Environment Agency for an EA Main River).

There must be no interruption to the surface water drainage system of the surrounding land as a result of the operations on the site. Provisions must be made to ensure that all existing drainage systems continue to operate effectively and that riparian owners upstream and downstream of the site are not adversely affected.

Any email correspondence relating to this consultation response should be sent to planning@somersetdbs.co.uk

Yours Sincerely



Virginie Martin
Development Control Officer

cc. Mr R King, Operations Manager