

Our Ref: VM/KW

Your Ref: 23/P/0664/OUT

Date: 04 May 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,

Land to North Of Rectory Farm

Thank you for referring the above application

The Internal drainage Board OBJECTS to the proposed development, as the proposed discharge rate, from the development area within the site, does not meet our requirement

Any outflow from the site must be limited to 2 l/s/ha of impermeable area and not Q_{bar} of 4.1 l/s/ha. This is due to the sensitive nature of the receiving watercourse. The attenuation volume therefore needs to be revised taking into account a discharge rate of 2 l/s/ha.

Part of the site is shown to be at risk of surface water flooding. The site currently provides some storage for surface water. We need to understand the impact of the development on the surface water flooding. The current drainage of the land should not be interrupted as a result of the development. Ideally, we would not want to see any land raised within area that are currently at risk of SW flooding.

There are 2 viewed rhynes on the site and several ordinary watercourses. We note the master plans aims to provide a 9 m easement on both side of the viewed rhynes and 6 m easement on both sides of the ordinary watercourses. We will also need a safe mean to access the easement from the site entrance or an alternative access gate.

In order for us to remove our objection, the developer needs to design the surface water drainage network to meet the following criteria:

1. Any outflow from the site must be limited to Greenfield run-off rates or 2 l/s/ha of impermeable area from the development for all return periods up to and including the 1 in 100 year storm.
2. The surface water drainage system must incorporate enough attenuation to deal with the surface water run-off from the site up to the critical 1 in a 100-year flood event, including an allowance for climate change for the lifetime of the development. Drainage calculations must be included to demonstrate this (e.g. Windes or similar sewer modelling package calculations that include the necessary attenuation volume).
3. If there is any surcharge and flooding from the system, overland flood flow routes and "collection" areas on site (e.g. car parks, landscaping) must be shown on a drawing. The run-off from the site during a 1 in 100 year storm plus an allowance for climate change must be contained on the site and must not reach unsafe depths on site.
4. The adoption and maintenance of the drainage system must be addressed and clearly stated.

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.

5. An access route and maintenance area should be clearly marked on a drawing
6. Provide evidence that the drainage of the land will not be interrupted as a result of the land raising

We would also like to remind the applicant that in addition to obtaining planning application, they will need to apply for land drainage consent for any work within 9 m of top of the bank of any viewed rhyne and watercourses. Details on how to apply for Land Drainage consent can be found on our website: <https://somerse排水boards.gov.uk/development-control-byelaws/land-drainage-consents/>

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).

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

Yours Sincerely



Virginie Martin
Development Control Officer

cc. Mr R King, Operations Manager