

From: Andrew Preston MRICS

Sent: 21 November 2018 11:39

To: Adrian Noon

< **Subject:** [OFFICIAL] - 13/18/00040/DD Grange Farm Cannington [2494]

Dear Adrian,

I have seen the consultation responses from the Council's Land Drainage Officer, and the Lead Local Flood Authority, and have now sought further advice from the applicant's drainage consultants RMA Environmental. Their Mr Nick Yeo has commented as follows:

Land Drainage Response

- *Surface water discharge rate – The West of England Sustainable Developer guide indicates that for greenfield developments, the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be limited to greenfield runoff rates. Consultation with the LLFA has confirmed that limiting the discharge rates to greenfield rates is acceptable (please see attached 'LLFA Consultation'). It is anticipated that a variable flow control would be installed on the outflow from the swale along the southern boundary of the site to ensure that discharges for lower return period events will be controlled to the equivalent greenfield runoff rates; and*
- *Swale maintenance - Where SuDS features serve more than one property, it would be the responsibility of the developer to either maintain the SuDS features themselves or to negotiate with and secure the agreement of a third party to maintain the sustainable drainage system.*

LLFA Response

- *A surface water drainage connection into the flood relief channel has been preliminary agreed with the EA subject to further details of any outfall/headwaters (please see attached 'EA Consultation'); and*
- *The IDB have been consulted and have not specified any further restrictions on the discharge rates (please see attached 'IDB Consultation').*

I hope that this is helpful to your consideration of the application and if you have any queries or would like to discuss this in more detail, please let me know.

Kind regards,

Andrew Preston

Andrew Preston MRICS
Associate