

## Rosie Tutton

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**From:** Flooding <Flooding@somerset.gov.uk>  
**Sent:** 31 August 2018 13:47  
**To:** Rosie Tutton  
**Subject:** RE: Preliminary Enquiry - Land to the north of Grange Farm, Cannington  
**Attachments:** Historical Flooding TA5 2JY.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Good afternoon Rosie

Thank you for your enquiry.

I have attached the flood data we have on the area you are looking at. The postcode is approximately 200m away from the one provided because we have no flood data on the exact postcode given.

Details of our requirements for SUDS and the West of England Developer Guide can be found on our webpage: <http://www.somerset.gov.uk/environment-and-planning/flooding/sustainable-drainage-in-somerset/> All new drainage systems for new and redeveloped sites must, as far as practicable, meet the Non-Statutory Technical Standards for Sustainable Drainage Systems. There is a desire in the county for high-quality multi-functional SUDS.

Typical requirements include:

- A review of the existing surface water drainage regime at the site, including an assessment of baseline (greenfield) runoff, existing ground and site conditions, and any existing infrastructure and impermeable areas.
- Details of a preferred drainage strategy, to include information about the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters. Planning policy stipulates a preference for developments that incorporate sustainable drainage techniques that achieve a number of benefits, including flood risk, water quality, amenity and biodiversity. We would expect to see a drainage proposal on this basis.
- A proof of concept with an alternative drainage proposal should the preferred strategy later prove to be unfeasible. More details on proof of concept can be found in the West of England SUDS guide.
- Provision of details of flood water exceedance routes both on and off site. No part of the site must be allowed to flood during any storm up to and including the 1 in 30 event, flooding during storm events in excess of this including the 1 in 100yr (plus 40% allowance for climate change) must be controlled within the designed exceedance routes demonstrated to prevent flooding or damage to properties. For developments in the catchment of the River Tone: The River Tone is particularly prone to flooding. Therefore, the maximum allowable runoff in the catchment of this river is 2 l/s/ha (or the Qbar greenfield runoff rate, whichever is lower).
- Details of any works required off site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant).
- Details of phasing (where appropriate) and information of maintenance of drainage systems during construction of this and any other subsequent phases.
- A management and maintenance plan which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management company or maintenance by a Residents' Management Company and / or any other arrangements to secure the operation and maintenance to an approved standard and working condition throughout the lifetime of the development.

I hope the information answers your enquiry.

Regards



**Andy Lambart**  
Flood Risk Management  
Community Infrastructure Commissioning

☐ Somerset County Council | PP B2E 2a | County Hall | The Crescent | Taunton | TA1 4DY |

☎ **Tel:** 01823 – 359667 | ✉ **E-mail:** [ALambart@somerset.gov.uk](mailto:ALambart@somerset.gov.uk) 🌐 **Web:**  
[www.somerset.gov.uk](http://www.somerset.gov.uk).

[www.gov.uk/floodsdestroy](http://www.gov.uk/floodsdestroy)

**DO YOU KNOW WHAT TO DO?**



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**From:** Rosie Tutton [mailto:[rosie.tutton@rma-environmental.co.uk](mailto:rosie.tutton@rma-environmental.co.uk)]  
**Sent:** 29 August 2018 08:49  
**To:** Josian Lebrun; Flooding  
**Subject:** RE: Preliminary Enquiry - Land to the north of Grange Farm, Cannington

Dear Flood Risk Management Team,

Please could you provide a response to the email below regarding a proposed residential development on land to the north of Grange Farm in Cannington, near Bridgwater, Somerset (see attached plan).

Kind regards,  
Rosie

**Rosie Tutton**  
Environmental Consultant



**Website:** [www.rma-environmental.co.uk](http://www.rma-environmental.co.uk)

**Exeter Office:** Suite 4, Swallow Court, Devonshire Gate, Tiverton, EX16 7EJ  
Phone: 01884 842740

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**From:** Rosie Tutton  
**Sent:** 03 April 2018 13:42  
**To:** Josian Lebrun <[JLebrun@somerset.gov.uk](mailto:JLebrun@somerset.gov.uk)>

**Cc:** Nick Yeo <nick.yeo@rma-environmental.co.uk>

**Subject:** Preliminary Enquiry - Land to the north of Grange Farm, Cannington

Dear Josian,

We have been instructed to prepare a FRA and surface water drainage strategy for an outline planning application for a proposed residential development on land to the north of Grange Farm in Cannington, near Bridgwater, Somerset, TA5 2LA. The grid reference is ST 26200 39015 and I have attached the site location plan. It is understood that a new flood alleviation channel has been constructed for the watercourse along the southern boundary of the site and therefore the EA is updating their flood maps.

We will be preparing a surface water drainage strategy and will aim to limit runoff rates and volumes to greenfield equivalents. As infiltration testing has not yet been undertaken, we plan to demonstrate a feasible alternative with an attenuation-based system.

Does the LLFA have any information of flooding and drainage in the local area?

I would welcome any initial comments you have on the proposal and, whether there are any specific issues you would like us to look at.

Please let me know if you need any more information.

Kind regards,  
Rosie

**Rosie Tutton**  
**Environmental Consultant, RMA Environmental**

ENVIRONMENTAL PLANNING / EIA / FLOOD RISK / WATER QUALITY / HYDROLOGY

**Office:** 01884 842740

**Direct:** 01884 842748

**Email:** [rosie.tutton@rma-environmental.co.uk](mailto:rosie.tutton@rma-environmental.co.uk)

**Web:** [www.rma-environmental.co.uk](http://www.rma-environmental.co.uk)

**Office Address:** Suite 4, Swallow Court, Devonshire Gate, Tiverton, Devon, EX16 7EJ

**Registered Office:** 2 Chartfield House, Castle Street, Taunton, TA1 4AS

**Registered in England No:** 6915388

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