

**From:** Lead Local Flood Authority <[LLFA@somerset.gov.uk](mailto:LLFA@somerset.gov.uk)>  
**Sent:** 23 January 2020 13:47  
**To:** PlanningTechnicalAdmin <[PlanningTechnicalAdmin@SouthSomerset.Gov.Uk](mailto:PlanningTechnicalAdmin@SouthSomerset.Gov.Uk)>  
**Cc:** Lead Local Flood Authority <[LLFA@somerset.gov.uk](mailto:LLFA@somerset.gov.uk)>  
**Subject:** RE: Standard consultation Application No: 19/03416/OUT Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)

Thank you for consulting with the LLFA.

We have reviewed the Flood Risk Assessment and accompanying appendices submitted with this outline application.

The development proposes to use an attenuation and infiltration based approach to manage surface water from the development, and is acceptable in principle as the FRA includes initial infiltration tests. The soakage test results in the single trial pit where the infiltration basin will be located at this stage prove favourable, but we suggest further investigation may be needed in this area to confirm rates, the tests being undertaken at the end of the summer. We strongly support the use of infiltration, in accordance with the SuDS hierarchy but prior to finalising the drainage scheme, but it is good practice for tests to be undertaken after a period of heavy rainfall or during the winter period, to reflect any seasonal fluctuations that may occur. If it is not possible or desirable at this stage for the developer to undertake further tests, a secondary feasible means of surface water disposal (e.g. to watercourse) should be outlined. It is assumed that there are no groundwater sensitivities or other constraints where infiltration is proposed. The developer is advised to refer to Chapter 25 of the SuDS Manual (C753).

We welcome the strong SuDS approach taken, utilising infiltration where possible, and using surface-based attenuation and conveyance features such as swales to minimise piped network. Raingardens adjacent properties are also shown to be viable, and this helps integrate SuDS into wider landscaping proposals to achieve multiple benefits. Further source control features, such as permeable paving, will also form part of the design.

Some further consideration of the flow routes through the site should be undertaken as the scheme emerges, as the retention of the existing wall would seem important to ensuring flows do not enter the site from east/north east. An alternative means of intercepting and managing these routes through the site may need to be considered.

The LLFA has no objection in principle to the proposed development, as submitted, subject to the comments above and the following drainage condition being applied to the outline application.

**Condition:**

The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of the sustainable drainage scheme have been submitted to the LPA and approved in writing by the LPA. Those details shall include:

- a. Details of phasing (where appropriate) including information regarding provision and/or maintenance of drainage systems during construction.
- b. Information about the design storm period and intensity, discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay, and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;

- c. 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);
- d. Flood water exceedance routes, both on and off site;
- e. A management and maintenance plan for the lifetime of the development 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.

Reason: To secure a working drainage system to the he approved details shall thereafter be implemented, retained, managed and maintained in accordance with the approved details throughout the lifetime of the development.

Regards,

Helen

**Helen Smith**

Sustainable Drainage Officer – Flood Risk Management  
Community Infrastructure Commissioning

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**Please note my new working pattern is:**

**Monday, Tuesday, Thursday 9:30 – 14:30, Wednesday 9:00 – 16:30 (Term Time)**

**Monday, Wednesday, Thursday 9:00 - 16:45 (School Holidays)**



**From:** PlanningTechnicalAdmin

**Sent:** 09 January 2020 15:38

**To:** Simon Breeze ; enhPollution ; Stephen Fox ; Ceri Owen ; StrategicPlanning ; Rights of Way team mailbox ; Jo Calvert ; Lead Local Flood Authority ; 'Historicenvironment@swheritage.org.uk' ; Charlie Field ; Frances Gully ; Estates ; Mineral and Waste ;

'Docosomerseteast@avonandsomerset.police.uk' ; [Nwx.sp@environment-agency.gov.uk](mailto:Nwx.sp@environment-agency.gov.uk); [E-swest@HistoricEngland.org.uk](mailto:E-swest@HistoricEngland.org.uk); [Consultations@naturalengland.org.uk](mailto:Consultations@naturalengland.org.uk); 'ianlongden@nhs.net' ; 'adam.hann2@nhs.net' ; Suzanne Naylor ; Liz Jones - Somerset Waste ; Brett Carter ; [Planning.liaison@wessexwater.co.uk](mailto:Planning.liaison@wessexwater.co.uk)

**Subject:** Standard consultation Application No: 19/03416/OUT Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)



**South Somerset District Council**

Development Management  
The Council Offices, Brympton  
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Telephone: (01935) 462462  
Website:  
[www.southsomerset.gov.uk](http://www.southsomerset.gov.uk)

*Simon Fox – Lead Specialist –  
Planning*

Date: 9 January 2020  
Our Ref: **19/03416/OUT/David Kenyon**  
Tel No: **01935 462091**  
Email: [david.kenyon@southsomerset.gov.uk](mailto:david.kenyon@southsomerset.gov.uk)

**PLANNING APPLICATION CONSULTATION**

Dear Sir/Madam,

Application No: **19/03416/OUT**

Proposal: **Outline application for the demolition of existing buildings and residential development of up to 80 dwellings including the creation of a new vehicular access and pedestrian accesses, open space, landscape planting and surface water attenuation (all matters reserved except access).**

Location: **Land At Manor Farm Combe Hill Templecombe Somerset (GR:371041/122070)**

The above application has been received. Enquiries about the application should be made to **David Kenyon 01935 462091**. If you have any representations they should reach this office as soon as possible but no later than **30 January 2020**. If no communication is received it will be assumed you have no comments to make.

Documents relating to this application can be viewed on our website [www.southsomerset.gov.uk](http://www.southsomerset.gov.uk) .

Yours sincerely,

David Kenyon  
Specialist, Development Management