

Lead Local Flood Authority

Shire Hall
Gloucester
GL1 2TH

Joann Meneaud
Gloucester City Council
Planning
Shire Hall
Westgate Street
Gloucester
GL1 5TG

Our Ref: G/2020/045298

Please ask for: David Lesser

Phone: 01452 427438

Your Ref: 20/00315/OUT

Date: 21st May 2020

Dear Joann,

TOWN AND COUNTRY PLANNING ACT 1990 LEAD LOCAL FLOOD AUTHORITY RECOMMENDATION

LOCATION: Land At Hill Farm Hempsted Lane Gloucester

PROPOSED: Outline application for the erection of up to 245 dwellings with public open space, structural planting and landscaping, surface water flood mitigation and attenuation and vehicular access point from Hempsted Lane. All matters reserved except for means of vehicular access.

The LLFA has no objection to this application based on the information provided in the FRA reference CRM.1132.021.HY.R.001.A published by Enzygo dated December 2019. Information provided is suitable for an outline application therefore any consent given should be conditioned as follows:

Condition:

No building works hereby permitted shall be commenced until detailed plans for surface water drainage works have been submitted to and approved in writing by the local planning authority. The information submitted shall be in accordance with the principles set out in the approved drainage strategy. The submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation

Reason:

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution for the lifetime of the development.

Condition:

Prior to the occupation of any building surface water drainage works shall have been implemented in accordance with details that have been approved in writing by the local planning authority. Implementation will include the provision of a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason:

To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding for the lifetime of the development.

NOTE 1 :The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through [REDACTED] e-mail address. Please quote the planning application number in the subject field.

Yours sincerely,

[REDACTED]

David Lesser
Sustainable Drainage Engineer