

## Jodi Stokes

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**From:** Ursula Fay <Ursula.Fay@n-somerset.gov.uk>  
**Sent:** 18 November 2021 09:04  
**To:** Jodi Stokes  
**Cc:** Kathryn Ventham  
**Subject:** FW: 21/P/1766/OUT - Land at Farleigh Fields

Hi Jodi,

Please see below response on the application from our Flood Management Team, as requested.

Kind regards,  
Ursula

**Ursula Fay**  
**Principal Planning Officer**  
Place Directorate  
North Somerset Council

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**From:** Simon Bunn <[Simon.Bunn@n-somerset.gov.uk](mailto:Simon.Bunn@n-somerset.gov.uk)>  
**Sent:** Monday, September 6, 2021 5:00 PM  
**To:** Ursula Fay <[Ursula.Fay@n-somerset.gov.uk](mailto:Ursula.Fay@n-somerset.gov.uk)>  
**Subject:** FW: 21/P/1766/OUT - Land at Farleigh Fields

Dear Ursula,

The comments below do not change the assessment of the proposals in anyway and further commentary are provided below their comments.

Kind regards,

Simon

**Simon Bunn**  
Flood Risk Manager  
Place Directorate  
North Somerset Council

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**From:** Jodi Stokes <[jodi.stokes@bartonwillmore.co.uk](mailto:jodi.stokes@bartonwillmore.co.uk)>  
**Sent:** Wednesday, August 18, 2021 11:05 AM  
**To:** Ursula Fay <[Ursula.Fay@n-somerset.gov.uk](mailto:Ursula.Fay@n-somerset.gov.uk)>  
**Cc:** Kathryn Ventham <[kathryn.ventham@bartonwillmore.co.uk](mailto:kathryn.ventham@bartonwillmore.co.uk)>  
**Subject:** 21/P/1766/OUT - Land at Farleigh Fields



Good morning Ursula,

Hope you're well.

Please see our below response to the comments provided by the Flood Risk Management Team. Could you please reconsult them on this basis?

### **1. Surface water Flood risk**

At the outline stage of the development (as applied for) the proposals have simply sort to establish the finished floor levels to the new dwellings (along with road centre line levels) which are set with overland flow routes in mind. The landscaping to the south of the development will allow routing to be enhanced at the detailed design stage to ensure any overland flow routes are suitably managed around and through the site if required.

The way that surface water flood risk is managed in fundamental to the principle of the development. If it is not adequately managed then the development will increase flood risk. The extent of impermeable area that is to be managed and the access and orientation of the proposed development would appear to facilitate an existing flow route from the undeveloped land to the A370. The flood risk assessment does not adequately detail how this will be managed and concerns remain that, due to the steepness of the topography, the development will increase flood risk.

### **2. Volume of discharge**

Due to poor infiltration rates at the site the proposals restrict the flows from the site to QBar. This is to ensure volumetric flows are managed as a long term capacity within the proposed storage. The low rate manes the volume will be discharged over a longer period rather than at a higher rate which could increase risk downstream.

This statement is a generalisation and this claim cannot be made unless the catchment has been modelled. The downstream catchment is an IDB catchment and therefore sensitive to the overall volume of discharge from the proposed site. The total volume of water generated by the development will be greater than the pre-development condition and due to the proposed surface water drainage proposals, all of the volume will be discharged into the catchment, even if this is at a slower rate. Refer to the IDB's standing advice which is attached.

### **3. Discharge Location**

The exact details of the location of the SW discharge point are covered in the Wessex Water letter within the appendices of the FRA report. The favoured option has been shown on the outline drainage strategy layout which accords with the Wessex Water option as a disposal point.

There is no Wessex Water letter in the Appendices of the Flood Risk Assessment.

#### 4. Water quality

Additional water quality measures can be incorporated with in the scheme. The proposals are to have the sewer network adopted and therefore we need to be sure any additional water quality measures such as open features are to an adoptable standard. Bringing the basin online should not affect the adoptability of the scheme and this can be detailed at the reserved matter stage if required.

If the basin is put online I don't think it can be stated that they don't provide any benefit to the water quality as they will help provide settlement of suspended solids as well as dilution and storage when extreme events occur.

The CIRIA publication The SuDS Manual C753, simple index approach is the widely accepted way of determining the amount of pollution hazard that a development will generate and the extent of sustainable drainage features that will be required to mitigate that hazard. A residential development of this size has pollution indices of: Total suspended solids 0.7, metals 0.6 and hydrocarbons 0.45. The mitigation indices associated with a detention basin (Table 26.3) are Total suspended solids 0.5, metals 0.5 and hydrocarbons 0.6. Therefore the detention basin only is sufficient to mitigate the hydrocarbon pollution risk but not the total suspended solids or metals pollution risk. The discharge from this area does eventually discharge into a SSSI. A different feature or additional measures would be required to ensure that the development improves local environmental conditions such as water quality and does not adversely affect downstream water quality.

#### 5. Indicative layout

The detailed design of the basin is yet to be fully detailed. Banking constraints such as their height and steepness will be further detailed by the reserved matters stage. The preliminary works show that suitable space is available for the attenuation with adequate slopes to meet existing. A 3D design exercise will be required to full determine the exact layout of the basin.

Because of the steep sloping topography of the site, a standard single pond arrangement is not the most appropriate way of managing surface water from the proposed development site. The indicative basin is 5m deep compared with the higher ground level. The shape and form of the basin will have an unnatural appearance due to the severity of the banks. There is also insufficient space to maintain the basin as the crest of the bund is only 1m wide, this insufficient for a suitable maintenance vehicle to safely traverse and is also planted with trees. For the basin to be properly integrated into the landscape and make a positive contribution to the visual amenity of the development, it would need to have shallower, terraced slopes and incorporate sufficient maintenance access and applicable and suitable landscape treatment. More space is required to successfully achieve this. The bund would also need to be further away from the existing trees on the boundary to prevent an adverse impact on the tree roots.

Kind regards,

**Jodi Stokes**

Senior Planner

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