

**Our ref:** 15047/pjs  
**Your ref.:**

05 January 2016

Aleana Baird  
Clerk  
Churchill Parish Council  
28 Somerville Road,  
Sandford,  
Winscombe,  
BS25 5RRU



**CIVIL & STRUCTURAL ENGINEERS**  
**MANAGEMENT • ENVIRONMENTAL**

Howick Consultants  
Sowton Business Centre  
Unit 2 Capital Court, Bittern Road,  
Sowton, Exeter, EX2 7FW

01392 357 541  
[www.howick.uk.com](http://www.howick.uk.com)

Dear Ms Baird

## **LAND TO WEST OF SAYS LANE LANGFORD OUTLINE PLANNING APPLICATION 15/P/1313/O FLOOD RISK AND DRAINAGE**

This letter details my assessment of the flood risk and drainage issues related to an outline planning application to North Somerset Council for the erection of up to 43 residential units with all matters reserved aside from A38.

Clive Onions Flood Risk Assessment and Drainage Strategy Report dated 19<sup>th</sup> May 2015 was submitted in support of the application with the intention of providing the Planning Authority and Environment Agency (EA) with information on flooding and drainage in order to determine the application. This document and the consultation reply from North Somerset Council's Flood Risk Management Team dated 1<sup>st</sup> July 2015 have been reviewed and commented on.

### **REFERENCE DOCUMENTS**

The following documents have been referred to in formulating comments:

1. National Planning Policy Framework. Department of Communities and Local Government. March 2012.
2. Planning Practice Guidance available at <http://planningguidance.communities.gov.uk/>. This online guidance replaced National Planning Policy Framework: technical guidance which was withdrawn on 7 March 2014.
3. Sustainable Drainage Systems. Non-statutory technical standards for sustainable drainage systems. Department for Environment, Food and Rural Affairs. March 2015.
4. West of England Sustainable Drainage Developer Guide. Section 1. March 2015 – Issue Version 1. This document is published by 5 Council's including North Somerset.
5. West of England Sustainable Drainage Developer Guide. Section 2 North Somerset Sustainable Drainage Design Guidance. March 2015 – Issue Version 1. This document is published by North Somerset Council. It details variations from Section 1.
6. The SUDS Manual. CIRIA C697. 2007. Replaced by CIRIA C753. November 2015.

## **DISCUSSIONS AND SITE VISIT.**

- A telephone conversation was held with Susan Munns, Principal Flood Risk Officer at North Somerset Council on 16<sup>th</sup> November 2015 to obtain clarification on Sections 1 and 2 of the West of England Sustainable Drainage Developer Guide.
- An inspection of the site from perimeter roads was carried out on 18<sup>th</sup> November 2015.

## **COMMENTS**

The comments are generally to do with the adequacy of the Clive Onions document bearing in mind that it is in support of an outline application and that drainage is a reserve matter.

- The assessment of overall Flood Risk, Policy and Existing Surface Water Drainage in Sections 5, 6 and 7 of the document is acceptable and I have no comments to make.
- I have the following comments on The Proof of Concept and Proposed Surface Water Drainage in Sections 8 and 9:
  1. The grounds conditions at the site are correctly described in Section 3 of the report. However in Section 8 it states that there will be "...likely uniform ground conditions across the site." something that I would not be expected with Head deposits; the superficial deposits on this site. Head deposits comprise varying proportions of Clay, Silt, Sand and Gravel and in my opinion ground conditions are likely to be variable across the site. There will be some areas where soakaways will be feasible and others where they will not. A detailed ground investigation will be required prior to the design of soakaways.
  2. The ground investigation was carried out in May 2015 when the water table would not be at its highest. It is possible that the water table could be elevated during the winter and this could impact on the feasibility of soakaways. Anecdotal evidence from suggests that the groundwater table can high and if so the use of soakaways will not be feasible on a significant part of the site. It is possible that a groundwater table will make the conceptual model invalid and an alternative model adopted (see 4 below).
  3. It is evident from the comments from the Highway Authority that there is a problem with surface water on the A38 and that it can be a danger to traffic. The Factor of Safety for soakaway design should therefore be at least 5 and not 1.5 as adopted in the report.
  4. If and where soakaways are not suitable attenuation storage will need to be adopted with discharge to the highway drain in the A38. The maximum rate of discharge will need to be limited in accordance with the requirements of the Reference Documents.

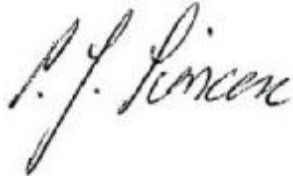
## **Summary**

It is my opinion that the flood risk to the site has been adequately covered by the Clive Onions Flood Risk Assessment and Drainage Strategy Report although the total reliance on a conceptual model based on soakaways may prove to be in correct and an alternative one may need to be devised based on attenuation storage. The fact that the Councils Flood Risk Management Team has no objection in principal to the proposed development I consider reasonable.

Provide the Councils Flood Risk Management Team's suggested drainage conditions are included in a planning approval and meet by the developer the proposed development should not be at risk of flooding nor increase flood risk elsewhere.

Please do not hesitate to contact me if you have any queries

Yours sincerely

A handwritten signature in black ink, appearing to read 'P. J. Simcox'. The signature is written in a cursive style with a large initial 'P' and a long, sweeping underline.

**Philip Simcox**  
**BSc (Hons), CEng, MICE**  
**Howick Consultants**