

25/00798/DISCON

Davidsons Response to the LLFA Comments

Please see below my comments in red in response to those raised by the LLFA.

Condition 4

- Impermeable area plan, demonstrating areas contributing to each manhole/pipe for cross reference with the submitted surface water model. **Please see attached drainage area plan.**
- It is noted that the surface water connection downstream of S44 passes through a wooded area and below a ditch which appears to be outside of the submitted application boundary for this phase. The LLFA would query if this is necessary/feasible and how maintenance access for vehicles can be maintained in the event of blockage or failure. **This surface water connection does not pass through a wooded area, but rather an area of open space. In the event of a blockage or failure, maintenance/access can be provided via the shared driveways which have easements on them for such purpose. We have received S104 tech approval based on this arrangement.**

Condition 5

- Layout plan demonstrating the positioning and phasing of surface water and pollution management measures for the duration of the construction phase. **This has already been provided and is located within the Construction surface Water Management Plan submitted to discharge this condition.**
- It is noted that the surface water connection to manhole within the highway (eastern connection) outfalls via a proposed surface water sewer within an existing area of woodland, downstream of s44. The LLFA would state that the construction of this connection is not covered in the construction phase plan and appears to be outside of the submitted application boundary for this phase. **This surface water connection does not pass through a wooded area, but rather an area of open space. In the event of a blockage or failure, maintenance/access can be provided via the shared driveways which have easements on them for such access. We have received S104 tech approval based on this arrangement.**

I have reattached the pre-app advise I received from the LLFA advising they were happy with the proposals we submitted and their recommendation for approval. Please can this be sent to the LLFA to re-highlight this has already been reviewed and was previously deemed acceptable?

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Dear Siân,

Thank you for your second pre-application enquiry in relation to this proposed development, which seeks further feedback on your detailed design documents, relating to conditions recommended by the Lead Local Flood Authority (LLFA) on 24/00139/FUL. The development proposal is for the provision of an additional 23 residential dwellings and other associated works. The LLFA recommended two conditions, which read as follows:

1. *No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.*
2. *No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.*

The LLFA previously provided advice to this enquiry on 18th June 2025 and have since received a Drainage Compliance Note, seeking to address comments previously raised by the LLFA. The report evidences that the necessary corrections have been made to the Section 104 drawing and the appropriate due diligence has been undertaken to assess the impact to the downstream attenuation basin.

The LLFA is satisfied that the documents that have been submitted as part of this pre-application advice, will be sufficient for the LLFA to support the discharge of the two recommended conditions.

Kind regards,

Harvey

Harvey Speed
Flood Risk Consultant

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