

Rae Mepham

From: Reading, Andy [andy.reading@environment-agency.gov.uk]
Sent: 16 November 2010 13:30
To: [REDACTED]
Cc: Development Control
Subject: Cautletts close development 10/04015/FUL

Dear Mr Worsdall,

Many thanks for your email regarding the above planning application. Apologies that I was not able to reply sooner as the flood risk engineer who has been reviewing the drainage details for the proposal has been on leave.

I understand your principle concern is regarding the discharge point for the proposed drainage being further upstream compared to where the majority of the field currently drains.

To meet the requirements of PPS25 the applicant has submitted information and calculations in the flood risk assessment to demonstrate that surface water runoff from the site will be restricted to the existing greenfield runoff rate upto and including the extreme 100 year rainfall storm event (taking into account climate change), with storage being provided on site.

To address the fact that the site is discharging to the River Somer at the location indicated on the proposals we have required the applicant to demonstrate what will happen to the surface water from the site for the extreme storm event in the situation when the river is flooded to the 1 in 100 year river flood level (the level for flood zone 3 on our Flood Zone Maps). In this situation the outfall for the drainage from the development site becomes surcharged, preventing surface water from the development entering the river. The calculations provided by the applicant for this scenerio indicate that there will be sufficient extra storage onsite for the surface water to be stored until the river level drops and the site can drain by gravity into the river again. Therefore if river levels are high the run off from the site will not be contributing to flood risk downstream as it will be stored on site.

Our flood risk engineers are satisfied that based on the evidence we have in relation to flood risk at the site, and the information provided in the flood risk assessment, the proposals meet the requirements of PPS25.

regards,

Andy Reading
Planning Liaison Officer
Wessex
South West Region
Environment Agency

 (Internal): 724 4534

 (External): 01278 484534

 : 01278 452985

 andy.reading@environment-agency.gov.uk

 *Please only print this e-mail if necessary.*

-----Original Message-----

From: Guy Worsdall [REDACTED]

Sent: 07 November 2010 17:13

To: Reading, Andy

Subject: 112 dwellings proposed at Cautletts Close Midsomer Norton

Your reference WX/2010/116570/01-L01

Dear Mr Reading,

I am writing in response

to your consultation response for this proposed

development off Cautletts Close Midsomer Norton.

Currently the bulk of the

field drains from the S.E to the N.W. (Bannergate report

4.1, and topographical survey H). At this point it drains

into a ditch, and thence into a drainage pipe that leads

directly into the Midsomer Norton flood relief scheme.

(Deed of grant 30/11/72 Somerset county council).

Bannergate were unable to determine this as they state in

11.0

As all of this water is

now proposed to be discharged upstream, causing its entire

volume to be excess to the properties of Howzat, The

Tallet, and Redfield Farm, can you please explain why this

does not breach PPS25, SUR1 and SUR2 for these properties?

Please find attached a

critique of the Bannergate report which demonstrates a

number of other omissions.

Yours

sincerely

Dr G M

Worsdall

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