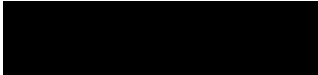



To: Head of Planning Services
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

From: Flood and Coastal Risk Management Team
Room 120
County Hall
Topsham Road
Exeter
EX2 4QD

Date: 1 February 2024
Our Ref: FRM/MD/00045/2024

LLFA Officer: Joshua Lewis
Telephone: 
E-mail: 

PLANNING APPLICATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE

APPLICATION NUMBER: 24/00045/MOUT

APPLICANT:

DETAILS OF APPLICATION: Outline for the erection of up to 100 dwellings to include the conversion of Tidcombe Hall and outbuildings, provision of community growing area, public open space, associated infrastructure, ancillary works and access with all other matters reserved

LOCATION: Tidcombe Hall Tidcombe Lane Tiverton
Site Vicinity Grid Ref: 297452 / 112203

Recommendation:

Although we have no in-principle objection to the above planning application at this stage, the applicant must submit additional information, as outlined below, in order to demonstrate that all aspects of the proposed surface water drainage management system have been considered.

Observations:

The greenfield runoff rates should be recalculated. The long-term storage rate should also be recalculated.

The applicant should justify the proposals for discharging into one watercourse only. The applicant has acknowledged the watercourse in the northwest of the site, and has also confirmed that this watercourse is at least partly fed by an existing pond. It looks like some of the existing fields drain into this watercourse.

If possible, the western watercourse should be opened up.

The applicant should discuss any potential phasing of this development.

Yours Faithfully

Joshua Lewis
Flood and Coastal Risk Officer