

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: 6 June 2024

Our Ref: FRM/MD/00045/2024

LLFA Officer: Joshua Lewis

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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:

At this stage, we have no in-principle objections to the above planning application, from a surface water drainage perspective, assuming that the following pre-commencement planning conditions are imposed on any approved permission:

- Prior to or as part of the Reserved Matters, the following information shall be submitted to and approved in writing by the Local Planning Authority:
 - (a) A detailed drainage design in accordance with the Flood Risk Assessment.
 - (b) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.
 - (c) Proposals for the adoption and maintenance of the permanent surface water drainage system.
 - (d) A plan indicating how exceedance flows will be safely managed at the site.

No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (d) above.

Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and

PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed.

Observations:

Following my previous consultation response (FRM/MD/00045/2024; dated 1st February 2024), the applicant has provided additional information in relation to the surface water drainage aspects of the above planning application, via e-mail, for which I am grateful.

The applicant has justified their surface water drainage proposals.

If possible, the applicant should assess opening up the western watercourse.

Yours Faithfully

Joshua Lewis
Flood and Coastal Risk Officer