

Note on Flood Risk Assessment for Planning Condition

1st November 2022

Background:

The Planning Application was accompanied by a FRA report (Core Document PA-9), which was updated in April 2021.

In addition, attached to Mr Burrell's evidence at Appendix 3 is advice from Mr Graham Eves of PFA Consulting which considers the criticisms of the submitted FRA, in which he concludes that the FRA is sufficient, provides up-to-date information, and that no further information should be necessary.

Committee Report consideration:

The Committee Report notes at paragraph 10.82 that the Borough Council's Drainage Officer did not object but requested a planning condition which required the submission of a drainage plan.

The Committee Report further notes that the Lead Local Flood Authority is the County Council, and that they objected but, in so doing, provided the wording for 3 conditions to be applied in the event that planning permission is granted.

Proposed LPA conditions:

The 3 conditions included in the Condition Schedule by the LPA reflect those suggested by the LLFA in their consultation.

The first in essence requires compliance with the submitted FRA and requires mitigation measures to ensure specific run off rates are achieved.

The second condition requires a detailed surface scheme for the site to be submitted and approved.

The third condition requires a management and maintenance plan to be submitted and agreed for the SuDs features and drainage network.

The Appellant has no objection to those conditions being imposed as requested.

Proposed revised condition by COG:

The basis for the revised condition no.18 proposed by COG is that they dispute whether the submitted FRA complies with the requirements set out in national policy and therefore does not provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

As noted in the preamble, Mr Eves of PFA Consulting has considered the criticisms of the submitted FRA in Appendix 3 to Mr Burrell's evidence, and concludes that the FRA is sufficient, provides up-to-date information, and that no further information should be necessary.

COG also seek an additional condition requiring a scheme to be submitted and approved to install an impermeable sealed drainage system for all transformer and battery storage areas.

The Appellant has no objection to a condition to a condition being imposed in this regard.