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**From:** Helen Montgomery <helen.montgomery@devon.gov.uk>  
**Sent:** 26 March 2021 15:56  
**To:** Michael Higgins  
**Cc:** Planning  
**Subject:** RE: 21/0223/OUT Land At Home Farm, Pinhoe  
**Attachments:** 21 0223 OUT Home Farm Pinhoe 26032021.pdf

Afternoon Michael

Please find enclosed DCC LLFA formal response for the above application in light of the FRA sent to me.  
If you have any queries please do not hesitate to contact me,

Kind Regards

**Helen Montgomery** MCIWEM C.WEM  
**Flood and Coastal Risk Engineer**

Devon County Council, Room 120, County Hall, Topsham Road, Exeter EX2 4QD  
Tel: 01392 383000 (ask for me by name) Email: [helen.montgomery@devon.gov.uk](mailto:helen.montgomery@devon.gov.uk)  
Disclaimer: [www.devon.gov.uk/email](http://www.devon.gov.uk/email)

*Please note my normal working days are Tuesday to Friday.*

If you are proposing a major development with specific concern for flood risk or drainage, we want to work with you to make this process as smooth as possible. Early engagement with us regarding specific sustainable drainage and/or flood risk matters can improve subsequent planning applications for your benefit. Please see our pre-application advice charging schedule for details: [Pre Application Advice](#)

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**From:** Michael Higgins  
**Sent:** 23 March 2021 16:30  
**To:** Helen Montgomery  
**Subject:** RE: 21/0223/OUT Land At Home Farm, Pinhoe

Hi Helen

I had a quick response to pointing out that they didn't appear to have submitted an FRA. Please find a copy they have just sent me today. I will also upload this to our website today so it will be available there from tomorrow.

I trust you will review and provide an updated consultation response accordingly.

Thanks  
Mike

**Michael Higgins**  
Principal Project Manager (Development)  
City Development  
Exeter City Council

01392 265616

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**From:** Helen Montgomery <[helen.montgomery@devon.gov.uk](mailto:helen.montgomery@devon.gov.uk)>  
**Sent:** 23 March 2021 09:20  
**To:** Michael Higgins <[michael.higgins@exeter.gov.uk](mailto:michael.higgins@exeter.gov.uk)>  
**Cc:** Planning <[Planning@exeter.gov.uk](mailto:Planning@exeter.gov.uk)>  
**Subject:** FW: 21/0223/OUT Land At Home Farm, Pinhoe

Good Morning

Please find DCC LLFA formal response to the above planning application attached.

If you have any queries please do not hesitate to contact us,

Kind regards

**Helen Montgomery** MCIWEM C.WEM

**Flood and Coastal Risk Engineer**

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**From:** Helen Montgomery  
**Sent:** 18 March 2021 16:41  
**To:** Michael Higgins <[michael.higgins@exeter.gov.uk](mailto:michael.higgins@exeter.gov.uk)>  
**Subject:** 21/0223/OUT Land At Home Farm, Pinhoe

Afternoon Michael,

I'm reviewing the above application and can't see any drainage / flood risk information submitted on the planning portal. I note SWW have provided a response so I assume something has been submitted in relation to drainage. Could you clarify if a Drainage Strategy has been submitted or not?

Kind regards

**Helen Montgomery** MCIWEM C.WEM

**Flood and Coastal Risk Engineer**

Devon County Council, Room 120, County Hall, Topsham Road, Exeter EX2 4QD

Tel: 01392 383000 (ask for me by name) Email: [helen.montgomery@devon.gov.uk](mailto:helen.montgomery@devon.gov.uk)

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<b>To:</b> Head of Planning Services Exeter City Council Civic Centre Paris Street Exeter EX1 1JN	<b>From:</b> Flood and Coastal Risk Management Team Lucombe House County Hall Topsham Road Exeter EX2 4QD
<b>Date:</b> 26 March 2021	<b>LLFA Officer:</b> Helen Montgomery
<b>Our Ref:</b> FRM/EC/0223/2021	<b>Telephone:</b> 01392383000
	<b>E-mail:</b> floodrisk@devon.gov.uk

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**PLANNING APPLICATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE**

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<b>APPLICATION NUMBER:</b>	<b>21/0223/OUT</b>
<b>APPLICANT:</b>	<b>Waddeton Park Ltd</b>
<b>DETAILS OF APPLICATION:</b>	<b>Outline planning application for the construction of up to 61 dwellings and associated infrastructure.</b>
<b>LOCATION:</b>	<b>Land at Home Farm, Pinhoe, Exeter</b>

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**Recommendation:**

Our objection is withdrawn and we have no in-principle objections to the above planning application at this stage, 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 based upon the approved Level 2 Flood Risk Assessment, Land At Home Farm, Pinhoe, Report Ref 5281/FRA2 v1-22.01.2021
  - (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.

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**Observations:**

Infiltration testing undertaken at the site indicates marginal results so an attenuated strategy has been pursued similar to Phase 1 of the development. The strategy encompasses discharging into the northern pond already constructed at the site as part of the earlier phase. The discharge rates are linked to rates modelled within the Exeter City Council Church Hill Pinhoe Flood Study (2010) rather than traditional greenfield runoff methods. The Phase 2 section of the site has been split into the eastern and western subcatchments. In the eastern catchment a tank is used to attenuate the runoff whilst in the western section a combination of an underground tank and basin are used to attenuate the runoff to previously agreed rates. The outflows from both subcatchments will discharge at restricted rates, previously agreed, into the northern pond serving Phase 1. The applicant has included an allowance of 10% for urban creep in line with best practice. In both catchments underdrained permeable paving is proposed to provide an element of source control and treatment of the runoff.

We would recommend that the northern swale is landscaped as a swale with 1 in 3 side slopes with check dams if appropriate.

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Yours Faithfully

Helen Montgomery  
Flood and Coastal Risk Engineer