

To: Head of Planning Services
Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1JN

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

Date: 18 March 2025
Our Ref: FRM/ECC/0197/2025

LLFA Officer: Joshua Lewis
Telephone: 01392383000
E-mail: floodrisk@devon.gov.uk

PLANNING APPLICATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE

APPLICATION NUMBER: 25/0197/FUL

APPLICANT:

DETAILS OF APPLICATION: Refurbishment and extension of sports pavilion/changing rooms, provision of full-size 3G artificial grass football pitch with floodlighting, 2 fenced play-zone facilities, upgrading of 2 existing tennis courts to form 3 floodlit covered padel courts, improvements and extensions to car parking, new cycleway and footpath access from Bridge Road, new and enhanced footways/cycleways within site and provision of new trees, orchards and associated landscape enhancements

LOCATION: King George V Playing Fields, Topsham Road, Exeter

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 applicant should assess above-ground surface water drainage features where possible.

Surface water drainage should be assessed for all impermeable areas or areas which will require drainage. This should include areas such as the paddle courts as well as the access road.

Surface water management for the car park within the northwest corner of the site should be considered and improved if possible.

The applicant should assess the condition and capacity of any watercourse or surface water drainage system within the site.

Maintenance responsibilities might need further consideration at this stage. It is understood that Exeter City Council might have some maintenance responsibilities for the current park. Will this responsibility continue if the proposals are built?

Yours faithfully

Joshua Lewis
Senior Flood and Coastal Risk Officer