

<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 Room 120 County Hall Topsham Road Exeter EX2 4QD
<b>Date:</b>	12 June 2024	<b>LLFA Officer:</b>	Hock Lee
<b>Our Ref:</b>	FRM/EC/1380/2024	<b>Telephone:</b>	01392383000
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## PLANNING APPLICATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE

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**APPLICATION NUMBER:** 23/1380/OUT

**APPLICANT:**

**DETAILS OF APPLICATION:** Outline planning application for up to 85 dwellings (35% affordable), community hub and associated infrastructure (All matters reserved except access)

**LOCATION:** Land To The North Of Exeter, Stoke Hill, Exeter

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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Our objection is withdrawn and we have no in-principle objections to the above planning application at this stage, assuming that the following pre-commencement planning conditions are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) Soakaway test results in accordance with BRE 365, groundwater monitoring results in line with our DCC groundwater monitoring policy and evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins.

(b) A detailed drainage design based upon the approved Land East of Stoke Hill, Rixlade, Exeter Flood Risk Assessment (Report Ref. 6383.FRA, Rev. 03, dated 21<sup>st</sup> September 2023) and the results of the information submitted in relation to (a) above.

(c) Detailed proposals for the management of surface water and silt run-off from the site during construction of the development hereby permitted.

(d) Proposals for the adoption and maintenance of the permanent surface water drainage system.

(e) A plan indicating how exceedance flows will be safely managed at the site.

(f) Evidence there is agreement in principle from the landowner/DCC highways/SWW.

(g) A detailed assessment of the condition and capacity of any existing surface water drainage system/watercourse/culvert that will be affected by the proposals. The assessment should identify and

commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor.

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

The applicant have submitted Land to the North of Exeter, Stoke Hill, Exeter LLFA Response (Document Ref. TSWC-L-0010-003, dated 06<sup>th</sup> June 2024) to address the previous comments raised.

The applicant have carried out infiltration testing which concluded that soakaway is not suitable for the proposed development site. The submitted Soakaway Test Results only completed soakaway tests within the west of the site (TP01, TP02 and TP03). The submitted Exploration Hole Location Plan (Drawing No. 20311/04, Rev. -, dated March 2021) shows other trial pits (TP04 to TP09) and the applicant confirmed that TP04 to TP09 are proposed locations of trial pits for future investigations.

The applicant further mentioned that some areas of the site have a slope of approximately 1 in 5. Any soakaway drainage may result in downslope re-emergence of water or slope instability. The applicant shall confirm during the detailed design as to whether the whole site is too steep for soakaway.

The applicant divided the site into Catchment 1 - Southern (2.73ha) and Catchment 2 - Northern (2.15ha). The current proposed impermeable areas are 0.605ha and 0.533ha respectively. The submitted model output results show an area of 0.665ha and 0.586ha respectively which take account of the 10% urban creep. The 10% urban creep shall only apply to the residential property only during detailed design.

The applicant proposed to attenuate the flow via detention basins located in the low lying ground of each catchment adjacent to the outfalls. Further attenuation will be provided throughout the site in the form of porous paving where feasible. The applicant shall also consider some additional SuDS features within this site to improve the status of the Northbrook catchment during detailed design.

The detention basins for Catchment 1 is proposed to discharge into Northbrook. The applicant have submitted land at the North of Exeter, East of Stoke Hill Transport Technical Note (Report Ref. 1251, Rev. F3, dated 06<sup>th</sup> June 2024) to demonstrate that the adoption of the footpath or cycle connection as HMPE provides sufficient assurance that either South West Water (SWW) as statutory undertaker or an independently appointed NAV has the right, as defined in the Water Industry Act 1991, to lay a surface water sewer from the site to the outfall into the watercourse.

For Catchment 2, it is proposed to discharge to an ordinary watercourse at the south east boundary of the development site. The applicant have confirmed that the wetland is a proposed features.

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Yours faithfully

Hock Lee  
Flood and Coastal Risk SuDS Engineer