
From: Joshua Lewis <joshua.lewis@devon.gov.uk>
Sent: 01 April 2022 14:16
To: David Green
Subject: 22/0268/FUL - Retreat Drive
Attachments: FRM.ECC.0268.2022 Response.pdf

Please find attached Devon County Council's LLFA consultation response to the above planning application.

Regards,

Joshua Lewis (He/Him/His)
Flood and Coastal Risk Officer
Flood Risk Management, Environment Group

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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-App Charging](#)

To: Head of Planning Services Exeter City Council Civic Centre Paris Street Exeter EX1 1JN	From: Flood and Coastal Risk Management Team Lucombe House County Hall Topsham Road Exeter EX2 4QD
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Date: 1 April 2022	LLFA Officer: Joshua Lewis
Our Ref: FRM/ECC/0268/2022	Telephone: 01392383000
	E-mail: floodrisk@devon.gov.uk

PLANNING APPLICATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE

APPLICATION NUMBER: 22/0268/FUL

APPLICANT:

DETAILS OF APPLICATION: Build apartment block of 17 no. units, including gymnasium, car parking and cycle storage, communal space, vehicular access and all associated development.

LOCATION: Land At Retreat Drive, Topsham, 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 has proposed to manage surface water within an attenuation tank beneath the car park. The applicant has also discussed potential features which could be located upstream of the tank.

The applicant has noted that the drainage system could be designed for this site as well as the site to the north (17/1656/FUL). The applicant has also submitted model outputs to demonstrate how surface water could be managed separately within each site. However, the model outputs use a discharge rate for 10 litres per second each, which will be above the discharge rate allowed by South West Water. The email correspondence from South West Water confirms that 10 litres per second can be accommodated from the entire boatyard area (the applicant appears to note that they could apply for planning permission for this area).

Maintenance of the surface water drainage system has been discussed within the Drainage Statement. The applicant should confirm whether the same management company for the northern site (17/1656/FUL) will likely maintain this site (even if separate drainage systems are constructed)

The applicant should assess bio-retention systems and filter drains at the detailed design stage (should planning permission be granted).

Yours Faithfully

Joshua Lewis
Flood and Coastal Risk Officer