

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: 28 September 2022
Our Ref: FRM/ECC/1145/2022

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

PLANNING APPLICATION - LEAD LOCAL FLOOD AUTHORITY RESPONSE

APPLICATION NUMBER: 22/1145/FUL

APPLICANT:

DETAILS OF APPLICATION: Comprehensive redevelopment to deliver a new, mixed use neighbourhood, comprising demolition of existing buildings and construction of four residential-led mixed-use buildings of 2 to 6 storeys, including retail, café/restaurant and flexible commercial units (Class E), residential (Class C3) and co-living (Sui Generis) accommodation, pedestrian square and public realm, amenity areas, landscaping, access, parking, servicing and associated works.

LOCATION: Haven Banks, Water Lane, Exeter, Devon, EX2 8BY

Recommendation:

At this stage, we object to the above planning application because the applicant has not submitted sufficient information in order to demonstrate that all aspects of the surface water drainage management plan have been considered. In order to overcome our objection, the applicant will be required to submit some additional information, as outlined below.

Observations:

The applicant has proposed to manage surface water within underground attenuation tanks, as well as rain gardens where possible.

The size of storage structures within the Causeway model outputs appear to be different to those annotated on the Drainage Strategy (drawing No. 0001; Rev. P2; dated 15th July 2019). The applicant should clarify the sizes of storage structures.

The model outputs determine flooding for Block BCD during the 1 in 100 year (+45% allowance for climate change) rainfall event. The applicant should prevent this.

Further details of the rain gardens are required at this stage. The applicant should submit a plan with the areas draining to each rain garden depicted. The applicant should also confirm whether the rain gardens will drain into the attenuation tanks.

The applicant should confirm whether permeable paving is proposed.

The applicant should also confirm whether the land drain annotated on the Drainage Strategy (drawing No. 0001; Rev. P2; dated 15th July 2019) is existing. Further details are required for this land drain.

Further details of the car park drainage is required at this stage. It is noted on the Drainage Strategy that the car park drainage is to be provided by others. This drainage is required at this stage. The Drainage Strategy also notes that an underground water tank will be delivered by others within the northwest of Block D as well as the east of Block C.

The BGS borehole records contain a borehole within the northern area of Block A which encountered seepages of water at 1.8m below ground level. The applicant should ensure that groundwater does not affect the surface water drainage system.

The applicant should submit correspondence from South West Water to confirm that they will accept a connection into their system at the proposed rate.

Planting details are required for the proposed rain gardens.

Will the planted roofs be drained?

The applicant should assess whether the proposed trees could be oversized and used as tree pits to manage surface water.

The proprietary treatment should be depicted on the plans.

Yours Faithfully

Joshua Lewis
Flood and Coastal Risk Officer