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Swindon
SN1 2JH

6 May 2022

LHL010/Flood
Mitigation and Surface
Water Strategy

Planning Portal Ref:
PP-11042935

Dear Ed,

**LAND KNOWN AS SOUTH MARSTON AND ROWBOROUGH,
LAND NORTH OF A420 - LPA REFERENCE S/OUT/13/1555
APPLICATION TO DISCHARGE CONDITIONS 40 (FLOOD
MITIGATION) AND 41 (SURFACE WATER – FULL SITE)**

On behalf of Hallam, Hannick and Taylor Wimpey (HHTW), we are pleased to provide you with relevant information to seek the discharge of Conditions 40 and 41 of Planning Application S/OUT/13/1555 which was approved by Swindon Borough Council on 11th August 2021.

Condition 40 states:

'Prior to the commencement of the development, full details of the proposed mitigation measures where these were indicated to be "resolved by development" as outlined in Figure 3K and Appendix 2 of the approved Flood Risk Assessment by Brookbanks Consulting (dated 20/01/2017- ref 1335-1/FRA/01 Rev0), including a programme for implementation shall be submitted and approved in writing by the Local Planning Authority. The approved works for the development shall be completed in accordance with the programme agreed.'

Reason: To ensure flood risk is not increased to the site and that the development does not increase the risk of flooding elsewhere; in accordance with Paragraph 163 of the National Planning Policy Framework (NPPF) and Policy EN6 of the adopted Local Plan 2026.'

Condition 41 states:

'Development shall not begin until a detailed Surface Water Management Strategy for the site, has been submitted to, and approved in writing by the Local Planning Authority. The strategy shall include:

- a) Evidence that the proposed flows from the site will be restricted to 4.83l/s/ha for all events up to and including events up to and including the 1% AEP + climate change event (40%);*
- b) Details of how the drainage strategy has been designed to incorporate SuDS techniques to manage water quantity and maintain water quality as set out in the FRA and adopted policy and best practice guidance including the latest SuDS Manual C753;*

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- c) *Details of swales and other overland drainage features to manage the existing surface water flow routes through the site, as highlighted on Plan 1335-DR-05 Rev C (submitted to LPA on 16th July 2020);*
- d) *Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified as highlighted on Plan 1335-DR-05 Rev C (submitted to LPA on 16th July 2020), that acknowledges the role of green infrastructure resource to accommodate additional features to augment the detailed design if required);*
- e) *Details of how the strategy shall be maintained and managed after completion;*
- f) *Details of how water quality shall be maintained during and after construction;*
- g) *Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change event (40%) to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;*
- h) *The submission of evidence relating to accepted outfalls from the site, particularly from any third party network owners; and*
- i) *Sequencing for implementation.*

The scheme shall be implemented in accordance with the approved details and timetable.

Reason: To ensure the surface water management strategy (and future phases of development) will comply with the adopted policy and best guidance and that the development will not increase the risk of flooding elsewhere; in accordance with Paragraph 155 of the National Planning Policy Framework (NPPF) and Policy EN6 of the adopted Swindon Local Plan 2026'.

The Flood mitigation note submitted pursuant to C40 and has been informed by a site visit and review of current drainage conditions. The report presents the details of the proposed mitigation measures identified in the approved FRA to be resolved by the development, in locations within South Marston, along Old Vicarage Lane and Nightingale Lane as identified in figure 2.3 of the report. The works are identified to be undertaken either as part of the detailed drainage design that will form part of the strategic open space network, or as part of works within the highway to create new access junctions.

The Site Wide Surface Water Drainage Strategy submitted pursuant to C41 provides the proposals for accommodating surface water runoff from the site. A sustainable drainage network of swales and basins is proposed to serve the development, and this will include provision for the existing exceedance flow network in accordance with Plan 1335-DR-05 Rev C as referred to in the relevant condition.

Both documents should be read together and build on the agreed strategy provided in the approved Flood Risk Assessment

This application submission comprises the following information:

- Location Plan LHL005_144_G
- 1335 Swindon NEV Technical Note No. 38 Rv3: Condition 40 Flood Mitigation Strategy
- 1335 Surface Water Drainage Report (dated 22.04.22)

The application has been supported by the requisite fee (£116), paid via the Planning Portal.

Please do not hesitate to contact me or my colleague Sam Wood (swood@davidlock.com) should you have any queries on this submission.

Yours sincerely,



TANYA COSFORD
Associate

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