

APPLICATION NO: F/YR20/1090/O

SITE LOCATION: Land North of Springfields, Eastrea

UPDATES

1. Neighbour representations

Additional comments have been received (28 January) from a resident of Springfields as follows;

"I would like to express further concern over the strain this development could have on the flooding in the local area.

"I have attached photos that I have recently taken showing some of the impact of the heavy rain we have experienced.

"The drainage system cannot cope when it rains heavily and I am concerned this proposed development will make this issue worse for local residents and may result in the potential new property owners experiencing this problem too.

"The fields have remained flooded for almost a week. These photos were taken a few hours after rainfall however during rainfall the pooling of water has been much worse.

"I hope you consider this when reviewing the application."

[Full comments and the photographs provided are available to view on Public Access dated 28 January 2021]

Officer response

The applicant hasn't committed any details of how surface water is proposed to be managed and indicates that package treatment plant(s) would be used to manage foul drainage. Section 10.32 of the Officers report is considered to adequately deal with this matter in that the site lies in flood zone 1 and that appropriate drainage measures would need to be incorporated into any scheme, compliant with current regulations, following the drainage hierarchy.

There is no evidence to indicate that development of this site, given its scale and the need to satisfy current regulations would significantly increase the risk of flooding.

Recommendation:

Refuse as per section 12 of the Officer's report.