

Oliver Hoban

From: David Bechelli
Sent: 06 July 2023 11:37
To: Chloe Unsworth
Cc: Development Control
Subject: FW: 4/23/2170/0F1 - FLEMING HALL, GOSFORTH

Hi Chloe,

Sorry, missed part of the plan, so amended second bullet point:

- The plan shows that this via an existing pipe.

Regards

Dave

David Bechelli

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From: David Bechelli
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Hi Chloe,

Hi Chloe, as this came in before the cut off for me being ceasing to comment on applications, I thought I'd better look at it.

I have also noted the response from the LLFA / Highway Authority.

It is yet another application with a lack of detail, so I have the following comments to make on the application:

- The application proposes to discharge surface water to a watercourse.
- The plan shows does not show this.

- The application has not demonstrated that the drainage hierarchy has been followed.
- The application has not demonstrated that the existing drainage is adequate.
- The application has not demonstrated that the proposed development will not increase flood risk elsewhere, in terms of an increase in impermeable surface area, although looking at photos it appears that there will be no change.

As the proposed development can be drained without increasing flood risk, there is no need to refuse the application on grounds of flood risk.

Consequently, as the lack of information can be dealt with subsequently, I recommend the following conditions are imposed:

- Demonstration that the drainage hierarchy has been followed is required.
- Should disposal, to a watercourse be deemed appropriate, then the appropriate measures for attenuation of discharge rates need to be implemented to ensure that the rate is restricted to greenfield run off rates, with the appropriate climate change allowance applicable at that time. (Currently 50%.)

I don't require any further information to be sent regarding my comments.

Regards

Dave

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