

## Lead Local Flood Authority

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Please ask for: David Graham

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Our Ref: B/2018/040723

Your Ref:  
18/01004/FUL/LLFA

Date: 14 June 2018

Dear Joe Seymour,

### **TOWN AND COUNTRY PLANNING ACT 1990 LEAD LOCAL FLOOD AUTHORITY RECOMMENDATION**

**LOCATION: Land At North Road West And Grovefield Way Cheltenham Gloucestershire**

**PROPOSED: Hybrid application seeking detailed planning permission for a 5,034 sq.m of commercial office space (Use Class B1), 502 sq.m day nursery (Use Class D1), 1,742 sq.m Aldi food retail unit (Use Class A1), 204 sq.m Costa Coffee retail unit and drive-thru (Use Classes A1 and A3), with associate parking, landscaping and infrastructure works. Outline planning permission sought for the erection of 8,034 sq.m of commercial office space (Use Class B1), together with associated car parking, landscaping and infrastructure works, with all matters reserved - except access (resubmission).**

I have reviewed the above application on behalf of the Lead Local Flood Authority (LLFA) in relation to surface water drainage and flood risk.

The proposed development is situated in the Environment Agency's Flood Zone 1 and is therefore at low risk of fluvial flooding.

The applicant proposes to discharge the surface water from both Phases 2 & 3 to the unnamed water course on the site's northern boundary. Whilst this is acceptable in principle as it is proposed to discharge at existing Greenfield runoff rates and attenuate flows up to the 1 in 100 year rainfall event plus 40% climate change, some clarification is required on how this will be achieved.

The applicant's Flood Risk Assessment (FRA) Reference: 16-6953-FRA states that there is a small amount of surface water flooding on the site's southern boundary evident in the 1 in 1000 year event. The current Flood Map for Surface Water Flooding, however shows flooding on the site's northern boundary (not southern), evident in the 1 in 100 year event.

The LLFA's concern is that the proposed discharge location for the surface water runoff is potentially within this flood zone and clarification is required how the water will be discharged when the water course is in flood.

I have included an extract of the 1 in 100 year surface water flood map below.



Exceedance flow routes for events in excess of the 1 in 100 year rainfall also need to be shown.

NOTE 1 :The Lead Local Flood Authority (LLFA) will give consideration to how the proposed sustainable drainage system can incorporate measures to help protect water quality, however pollution control is the responsibility of the Environment Agency

NOTE 2 : Future management of Sustainable Drainage Systems is a matter that will be dealt with by the Local Planning Authority and has not, therefore, been considered by the LLFA.

NOTE 3: Any revised documentation will only be considered by the LLFA when resubmitted through [suds@gloucestershire.gov.uk](mailto:suds@gloucestershire.gov.uk) e-mail address. Please quote the planning application number in the subject field.

Yours sincerely,

David Graham  
Strategic Flood Risk Management Officer