

To:	Drainage	From:	James Playfair
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Planning App Ref:	PL/2025/03672
Service Ref:	Drainage
Date:	22 April 2026

PROPOSAL

Full Planning Application for Residential Development to Provide 55 Dwellings, Public Open Space, Access, Drainage, Landscaping, Associated Infrastructure and Ancillary Works

SITE LOCATION

Land East of Biddestone Lane, Yatton Keynell

SUMMARY OF THE CONSULTEE POSITION

Object	
Holding Objection: Further information required	
Support	
No comment	
No objection	X
No objection subject to conditions	
Consultation not required	

APPLICATION DOCUMENTS REVIEWED

- April 2026 Resubmisison
- Drainage Strategy
- FRA and Drainage Strategy

ASSESSMENT OF THE PROPOSAL

Context

In January 2026 the LLFA requested that the applicant address the following points:

- Calculations relating to the storage compensation

In April 2026, the applicant submitted a suite of revised application details in response to the latest consultee comments. These are:

- *Parking spaces serving plots 11–20, 37–41, 42–44 and 45–46 have been extended by 0.5m to provide an additional buffer to those spaces, whilst retaining the road width as proposed.*
- *Rear garden depths have been increased to plots 37–41, 42–44 and 45–46, and the garden serving plot 47 has been enlarged to provide a more usable and policy-compliant private amenity space.*
- *The rear access arrangements to plots 12, 15, 16, 38, 39 and 40 have been revised to improve refuse drag distances.*
- *Plot 34 has been repositioned and rotated so that it fronts and responds more positively to the basin area.*
- *The extent of adopted road adjacent to plots 11–12 has been increased and a turning head has been introduced so as to reduce the overall refuse drag distance for plots 11–20. In addition, the path linking through to the footway along the northern part of the site has been realigned.*
- *Further landscape changes are also proposed, including the introduction of a woodland mix of local native species within the green space in front of plots 52–55, additional shrub planting within front gardens where dry stone walls are proposed, and revisions to the verge treatment along the spine road to incorporate low level landscaping alongside street trees and a SuDS filter trench network.*
- *Finally, amendments are proposed to boundary treatments around plots 1, 20, 24 and 25 so that masonry walls are used where these boundaries would be visible from adjacent public paths,*

Assessment

The application has been supported with a revised Site-Specific Flood Risk Assessment (FRA). It should be noted that our comments below are reliant on the accuracy and completeness of the FRA and we do not take any responsibility for incorrect data or interpretation made by the authors.

The updated FRA does not introduce a new strategy but it strengthens the evidence base, responds to technical review comments, and provides greater confidence in system performance under extreme and surcharged conditions specifically with regards to :

New “surcharged outfall” drainage scenario added.

Tests performance of the surface water system when the downstream ditch/outfall is assumed to be:

- Partially backed up, and
- Unable to freely discharge during extreme events.

This confirms that the system maintains controlled exceedance, no flooding and safe overland flood routing

Flood compensation strategy retained but clarified and refined:

The construction of the attenuation pond results in a reduction of approximately 660 m³ of floodplain storage. This loss occurs below the critical flood level of 121.95 mAOD, which represents the maximum modelled water level before exceedance flows route towards Biddestone Lane.

A flood compensation area is proposed south of the existing ditch, hydraulically connected to the same flood regime. This comprises of an excavation of approximately 4,270 m³ of flood storage up to 121.95 mAOD which provides a substantial surplus of additional storage

This addresses the previous condition of January 2026.

RECOMMENDATION

No objection