

## Lead Local Flood Authority

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Please ask for: Peter Siret

Phone:

Our Ref: C/2025/057500

Your Ref: 25/01717/FUL

Date: 9 September 2025

Dear Martin Perks,

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

**LOCATION: Land West Of Hatherop Road Fairford Gloucestershire**

**PROPOSED: Erection of 98 dwellings including landscaping and associated infrastructure**

I refer to the notice received by the Lead Local Flood Authority (LLFA) requesting comments on the above proposal. The LLFA is a statutory consultee for surface water flood risk and management and has made the following observations and recommendation.

#### **Flood Risk**

The site is in flood zone 1 and shown to be low risk according to the Risk of Flooding from Surface Water

#### **Surface Water Management**

##### Discharge strategy

The Flood Risk and Drainage Statement (July 2022) and it's Addendum (September 2025) shows that infiltration will be possible in the northern portion of the site but not the southern portion. Infiltration will be used in the northern half and the southern will be discharged to the adjacent ditch. It's said that this ditch is culverted under Hatherop Road and joins the ordinary watercourse.

##### Discharge rate and volume

The discharge rate will be limited to 5.3 l/s, which is approximately equal to the greenfield runoff rate for QBar. This will form the site's control of runoff volume.

##### Sustainable Drainage System (SuDS) strategy and indicative plan

The Drainage Strategy Plan in the Addendum (23247 - PL11 C) shows that properties in the northern portion of the site will be drained to soakaways and driveways will be permeable while surface water generated from southern portion of the site will be stored in an attenuation basin before discharging to the watercourse along the southern boundary of the site. It's shown that the drainage can function without flooding in a 1% Annual Exceedance Probability (AEP) rainfall event plus 40% for climate change, the basin will help manage water quality as well as provide some amenity and biodiversity benefits.

There will be a swale along the northern and western boundary of the site that will act to capture any overland flows from higher ground to the north of the development. This swale should not only protect the development but should provide some amenity and biodiversity benefits as well.

#### Climate change

Climate change has been included at 40%, which is in line with the Environment Agency's estimates.

#### Exceedance flow plan

A plan showing where surface water will flow across the site when the design of the drainage is exceeded has not been provided but will depend on the final topography of the site and can be included with a detailed design condition.

#### **LLFA Recommendation**

The LLFA has no objections to the proposal subject to the following conditions:

**Condition:** No development shall commence on site until a detailed Sustainable Drainage System (SuDS) Strategy document has been submitted to and approved in writing by the Local Planning Authority, this should be in accordance with the proposal set out in the approved submission (Drainage Strategy Plan; 23247 - PL11 C). The SuDS Strategy must include a detailed design, infiltration tests carried out to the standard of BRE 365, a timetable for implementation, and a full risk assessment for flooding during the groundworks and building phases with mitigation measures specified for identified flood risks. The SuDS Strategy must also demonstrate the technical feasibility/viability of the drainage system through the use of SuDS to manage the flood risk to the site and elsewhere and the measures taken to manage the water quality for the lifetime of the development. The approved scheme for the surface water drainage shall be implemented in accordance with the approved details before the development is first put in to use/occupied.

**Reason:** To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

**Condition:** No development shall be brought in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

**Reason:** To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

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,

Peter Siret  
Sustainable Drainage Engineer