

FIFE COUNCIL
TRANSPORTATION SERVICES



TO: Sam Stone/Jenny Racionzer, Planners, Development Services
FROM: Iain J Smith, Structural Services - Harbours, Flood & Coast
DATE: 15 June 2010
OUR REF: IJS/R97963
YOUR REF: 10/00871/PPP and 10/00873/FULL
CONTACT: Iain Smith Ext 444647

**SUBJECT: APPLICATION NOS 10/00871/PPP AND 10/00873/FULL:
ERECTION OF 18 DWELLINGHOUSES AND 22
DWELLINGHOUSES INCLUDING 12 AFFORDABLE UNITS
KINGSBARN**

I refer to your memo dated 9 June requesting observations on the application forms and associated plans available to view on-line at www.fifedirect.org.uk for the above proposed developments and comment only on matters relating to flooding and drainage.

There are several recorded incidents of flooding on this site. The flooding is generally caused by overland flow from higher ground to the West towards the existing village settlement. Flood risk assessments will be required for these sites. It is likely that some form of cut-off drainage will be required to intercept existing field drains and to protect the development from overland flow.

The developments are of a size that the developer will be required to implement a Sustainable Urban Drainage System.

The online submission does not contain any information on proposed surface water drainage and/or SUDS, other than the indication in the application form that surface water will be disposed of using a SUDS system.

The information provided is insufficient to satisfy Fife Council's current standards for a full planning application (but may be acceptable for an approval in principle, although I would like to see evidence that some thought had been given to the disposal of storm water and protection from overland flow).

Detailed development proposals for the surface water drainage and SUDS provisions within the development site must be submitted as part of a Full Planning Application and the information required is stated in Appendix 2B of Fife Council's Flood Liaison and Advice Group Guidance Note on Flooding and Drainage Issues in Relation to Planning and Development. The applicant should be requested to provide this information for the Full Application.

Technical approval of the SUDS will be required from Fife Council as Flood Prevention Authority. Consent from Scottish Water will be required for connection to foul and storm water sewers. Approval from SEPA will be required for the surface water drainage proposals in SUDS quality treatment, amenity and environmental terms.

