

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/104508/01-L01

Your ref: 3/2012/0964

Date: 21 November 2012

22 NOV 2012

FOR THE
ATTENTION OF

Dear Sir/Madam

ERECTION OF 30 (THIRTY) DWELLING HOUSES, CREATION OF A NEW ACCESS ON TO WHALLEY ROAD, NEW ESTATE ROAD, LANDSCAPE, SERVICING, A REPLACEMENT SCHOOL CAR PARK, PICK-UP AND DROPOFF PROVISION, AND PUBLIC OPEN SPACE, ALONG WITH DEMOLITION OF THE EXISTING AGRICULTURAL BUILDING LAND TO NORTH OF WHALLEY ROAD, HURST GREEN

Thank you for referring the above application which was received on 30 October 2012.

We have no objection to the proposed development subject to the inclusion of conditions which meet the following requirements:-

The site area exceeds 1 hectare and the site is located in Flood Zone 1 (low probability of flooding). In accordance with the National Planning Policy Framework the application is accompanied by a Flood Risk Assessment (FRA) prepared by ID Civils Design Ltd (ref 3746/FRA1 October 2012) which we have reviewed.

The FRA would form part of any subsequent planning approval and any future development should proceed in accordance with the recommendations of the FRA and the drainage strategy outlined within Section 10. A detailed drainage design has not been submitted and as such we would recommend that any subsequent approval is conditioned as follows:-

CONDITION No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface water run-off generated up to and including the 1 in 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall

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subsequently be implemented in accordance with the approved details before the development is completed.

REASON To prevent the increased risk of flooding, both on and off site

Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible. SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, green roofs, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge absorbing diffuse pollutants and improving water quality. Ponds, reedbeds and seasonally flooded grasslands can be particularly attractive features within public open spaces.

The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Further information on SUDS can be found in:

- the CIRIA C697 document SUDS manual
- HR Wallingford SR 666 Use of SUDS in high density developments
- CIRIA C635 Designing for exceedance in urban drainage - good practice
- The Interim Code of Practice for Sustainable Drainage Systems

The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on our website at: www.environment-agency.gov.uk and CIRIA's website at www.ciria.org.uk

We recommend that the developer considers the following, as part of the scheme:-

- Water management in the development, including, dealing with grey waters
- Use of sustainable forms of construction including recycling of materials
- Energy efficient buildings

A copy of this letter has been sent to the applicant/agent.

Yours faithfully

Philip Carter
Planning Officer - Sustainable Places

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cc Carter Jonas LLP

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