

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

**Our ref:** NO/2014/106614/01-L01  
**Your ref:** 3/2014/0438  
**Date:** 20 June 2014

Dear Sir/Madam

**DEVELOPMENT OF 106 RESIDENTIAL UNITS, INCLUDING AFFORDABLE HOUSING, NEW VEHICULAR AND PEDESTRIAN ACCESSES, LANDSCAPING, PUBLIC OPEN SPACE AND ECOLOGICAL ENHANCEMENT MEASURES.**

**LAND EAST OF CHIPPING LANE**

Thank you for consulting us on the above application.

We have no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements.

**Flood Risk**

The application site is greater than 1 hectare in size and lies within Flood Zone 1, which is defined as having a low probability of in the national Planning Practice Guide (PPG) to the National Planning Policy Framework (NPPF). In accordance with the NPPF, the application is accompanied by the following Flood Risk Assessment (FRA):

- *Flood Risk Assessment and Drainage Appraisal – Land off Chipping Lane, Longridge, Preston, PR3 2NA* (Ref: 880500 R1 (0), dated April 2014), prepared by RSK

We have reviewed the above FRA in relation to the risk of flooding on and off-site and we are satisfied that the proposed development would not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere, provided that any subsequent development proceeds in accordance with the recommendations outlined in the approved FRA. To this effect, we would recommend that any subsequent approval is conditioned as follows:-

**CONDITION** The development permitted by this planning permission shall only be carried out in accordance with the approved FRA (Ref: 880500 R1 (0), dated April 2014) and the mitigation measures detailed within the FRA. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with

the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

**REASON** To prevent flooding by ensuring the satisfactory storage of/disposal of surface water from the site.

In order to ensure a satisfactory means of surface water drainage, we 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 plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall 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 from the site should be restricted and controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable drainage systems (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.

Current guidance states that the first 5mm of rainfall should be intercepted and infiltrated on site. This can be achieved by the use of green roofs and pervious paving on hard standing areas, which can be under-drained even on clay-rich ground. Such methods lead to a reduced capacity required for on-site storage. Attenuation ponds and swales, which should be utilised over piped systems, can be built into the drainage system regardless of permeability and they offer biodiversity and local amenity value. In addition, these features ensure a more attractive development. The variety of SUDS techniques available means that virtually any development should be able to include a scheme based around these principles

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

Yours faithfully

**Mr Alex Hazel**  
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cc Barton Willmore

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