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**Your ref:** 3/2014/0764  
**Our ref:** 3/2014/0764  
**Date:** 27 October 2014

Dear Danielle,

### APPLICATION CONSULTATION RESPONSE

<b>Application Number:</b>	3/2014/0764
<b>Location:</b>	Land East of Chipping Lane, Longridge
<b>Grid Ref:</b>	360084, 437993
<b>Proposal:</b>	OUTLINE - Development of up to 520 homes including affordable housing and housing for the elderly, relocation of Longridge Cricket Club to provide a new cricket ground, pavillion, car park and associated facilities, new primary school, vehicular and pedestrian access landscaping and public open space, with all matters reserved except for access.

Thank you for inviting Lancashire County Council's Flood Risk Management Team to comment on the above application. Lancashire County Council is the Lead Local Flood Authority (LLFA) for the County Council's administrative area. The Flood and Water Management Act (FWMA) sets out the requirement for the LLFA to manage local flood risk within their area.

It should be noted that the comments provided in this representation, including the wording of any conditions, are advisory comments and it is the decision of the Local Planning Authority whether any such recommendations are acted upon. It is ultimately the responsibility of the Local Planning Authority to approve, or otherwise, any drainage strategy for the associated development proposal.

### **Local Flood Risk**

The Lancashire and Blackpool Local Flood Risk Management Strategy was formally adopted by the County Council on 9<sup>th</sup> April 2014. The Strategy sets the overarching strategic approach to how the LLFA, along with other Risk Management Authorities, intend to address local flood risk in Lancashire over a three year period. The Strategy holds the equivalent weighting of a Supplementary Planning Document and is a material consideration in the planning process.

It is advised that flooding from "local" sources (surface water, groundwater and flooding from ordinary watercourses) is taken into consideration, where possible, and especially where there is a known flooding issue in an area. Climate change impacts should also be considered when modelling flood risk. Maps of surface and groundwater flooding are available on the Environment Agency's website and an officer assessment of local flood risk can be found in the table below.

What river flood zone is the proposal located within?	<b>Flood Zone 1</b>
Is the location of the proposed development susceptible to surface water flooding?	<b>Yes – along lines of watercourses</b>
Is the location of the proposed development susceptible to groundwater flooding?	<b>Yes – mostly 50%-75% risk</b>

### **Flood Risk Assessment (FRA)**

An important part of the planning application process is consideration of flood risk as detailed under Footnote 20 of the National Planning Policy Framework (NPPF). This is facilitated through a site-specific flood risk assessment (FRA) which is required as the development proposal is for an area larger than 1 hectare.

Flooding from local sources should be also considered in addition to flooding from main rivers, and the 'in-combination' effects of all sources of flooding where applicable. Where necessary and/or appropriate the LLFA will provide comment on FRAs, but they are not required to do so under Schedule 5 of the Town and County Planning (Development Management Procedure) (England) Order 2010.

The LLFA is satisfied that the FRA considers local flood sources and it is advised that Ribble Valley Borough Council use appropriate planning conditions to ensure that development is carried out in accordance with the approved FRA.

### **Sustainable Drainage Systems and Water Sensitive Urban Design**

Under Government proposals, approval will be required for the drainage design on any new development for which a full planning approval is submitted to the Local Planning Authority which meets the requirement criteria of 10+ dwellings or greater than 0.5 hectare from the date of implementation.

The LLFA is pleased to see that the proposed development incorporates sustainable drainage systems, water sensitive urban design and climate change impacts into the drainage design. It is recommended that the design of such SuDS conforms to the British Standard BS8582:2013 – Code of practice for surface water management for development sites. It is also recommended that the applicant consults C697 – The

SuDS Manual as a best practice guide to SuDS and any emerging SuDS standards and/or guidance from DEFRA.

### **Water Framework Directive 2000 and Bathing Water Directive 2006**

The European Water Framework Directive (WFD) came into force in December 2000 and became part of UK law in December 2003. The WFD considers the ecological health of surface water bodies (good status being defined as a slight variation from undisturbed natural conditions), as well as achieving traditional chemical standards. It provides an opportunity to plan and deliver a better water environment, focussing on ecology, through river basin management planning.

The Bathing Water Directive (BWD) 2006 was introduced to safeguard public health and clean bathing waters, and stricter controls for testing of bathing water quality will be introduced from 2015. The BFD requires the monitoring and assessment of bathing waters and authorities must inform the public about bathing water quality and beach management, through the so-called bathing water profiles, in their area.

Local government has a major role in delivering and achieving the objectives set out in the WFD and BFD and to help the natural and modified environment adapt to the impacts of climate change. One mechanism of doing so is through the planning and development process to ensure that new developments do not pose a threat to water quality. It is recommended that the developer has regard for the WFD in developing a detailed drainage strategy.

### **Land Drainage Consent (LDC)**

There are ordinary watercourses located on the development site which the applicant intends to discharge into. Any such discharge should be limited to the greenfield runoff rate of 5 litres per second (or Q-bar) determined through drainage calculations, and it is advised that Ribble Valley Borough Council secure appropriate planning conditions to achieve this rate to ensure the proposed development will pose no flood risk, on-site or off-site.

It is noted that the applicant intends to utilise the existing ponds and depressions within the line of the existing watercourses. The LLFA is pleased to see the applicant utilising these depressions/ponds within existing watercourses as they can act to attenuate surface water during heavy rainfall as well as encouraging a diverse habitat and wildlife.

However, the applicant must ensure that the ponds are correctly connected to the watercourses so that they function as designed and land drainage consent will be

from Lancashire County Council required for this (see below). In addition to this, written approval from the local planning authority for the final detailed drainage strategy and full planning permission should be obtained before any infilling of ponds is undertaken. The applicant will also need to carry out a full ecological survey of the ponds and watercourses to determine the presence of any protected species or habitats within the existing ponds and watercourses, and appropriate mitigation measures employed during construction works.

Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent if you want to build a culvert or structure (such as a weir) which may alter or impede the flow of water on any ordinary watercourse. You should contact the Flood Risk Management Team at Lancashire County Council to obtain Land Drainage Consent. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

### **Summary**

Lancashire County Council's Flood Risk Management Team **does not object** to the proposed development and recommends the inclusion of conditions:

- **CONDITION:** Development can not commence until a drainage strategy has been submitted to and approved in writing by the Local Planning Authority or SuDS approving body, dependent on changes to the drainage approval process, in line with the necessary standards outlined in this response.
- **REASON:** To ensure that the drainage system is adequate and designed to the necessary standards to not pose a future flood risk, on-site or off-site.
- **CONDITION:** The applicant must obtain Land Drainage Consent from the Consenting Authority (Lancashire County Council), and that the Consenting Authority is informed of the intention to start works on site following approval being obtained.
- **REASON:** To comply with Section 23 of the Land Drainage Act 1991 and to ensure that any works to the watercourse do not pose an up- or down-stream flood risk

Should you wish for further information or clarification to the contents of this letter please contact the case officer on the number provided on this letter.

Yours sincerely,

**Laura Makeating**

Flood Risk Management



