

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

Our ref: NO/2014/107030/01-L01
Your ref: 3/2014/0815
Date: 07 October 2014

Dear Sir/Madam

**APPLICATION FOR 71 DWELLING HOUSES AND ALL ASSOCIATED WORKS
(FOLLOWING OUTLINE APPROVAL OF APPLICATION 3/2010/0820)**

LAND TO THE NORTH OF RIDDINGS LANE, WHALLEY, LANCASHIRE, BB7 9RL

Thank you for consulting us on the above application.

We have reviewed the details as submitted and we wish to make the following comments:-

The submitted drainage scheme (Ref: 5538/01-01/Rev D) would not be sufficient to satisfy the requirements of Condition 4, as approved under Appeal Decision APP/T2350/A/11/2149940 for Outline application 3/2010/0820, and we would not recommend this condition for discharge if this drainage scheme was subsequently submitted.

Condition 4 states that the drainage scheme for the development should be based on sustainable drainage principles, as does the approved Flood Risk Assessment (FRA), Ref: NS/2422, prepared by Integra Consulting Engineers Ltd. The proposed drainage scheme does not take this into account and in particular, we have the following concerns:-

- No sustainable drainage systems (SUDS) have been proposed and unless information is provided as to why this is not possible, we would not recommend the condition for discharge. In particular, pervious paving on private driveways should to be considered.
- The approved FRA (Ref: NS/2422) states that surface water run-off rates from the developed site will be limited to QBar greenfield rates. This is not the case as annotated on the submitted drainage scheme.
- No calculations for run-off rates and storage volumes have been provided to

Environment Agency
Lutra House Walton Summit, Bamber Bridge, Preston, PR5 8BX.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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- accompany the submitted drainage scheme.
- No evidence is provided that United Utilities will accept surface water from the development into their sewers.

We therefore suggest a revised drainage scheme, which takes into account the above comments, is submitted prior to the determination of this application.

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

Yours faithfully

Mr Alex Hazel
Planning Advisor - Sustainable Places Team

Direct dial 01772 714065

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cc Astle Planning & Design Ltd