

Subject: FW: Consultation on planning application 3/2016/0578 Calder Farm, Settle Road, Bolton by Bowland BB7 4NT

From: Dunderdale, Chris [<mailto:Chris.Dunderdale@lancashire.gov.uk>]

Sent: 19 July 2016 15:28

To: planning

Subject: RE: Consultation on planning application 3/2016/0578 Calder Farm, Settle Road, Bolton by Bowland BB7 4NT

FAO: Adam Birkett

Good morning,

Thank you for inviting us to comment on the above application. Unfortunately, the Lead Local Flood Authority (LLFA) is currently unable to provide you with a substantive response for the following reasons:

- a) **No Flood Risk Assessment (FRA):** An important part of the planning application process is consideration of flood risk as detailed under Footnote 20 of Paragraph 103 of the National Planning Policy Framework (NPPF). This is facilitated through a site-specific FRA which is required as the proposed development is 1ha in size. The Lead Local Flood Authority advises that flooding from local sources should also be appropriately assessed in the site-specific FRA in addition to flood risk from fluvial and coastal sources. Climate change impacts should also be considered when modelling flood risk to comply with the Environment Agency's [guidelines for flood risk assessments](#), where applicable. In line with the Environment Agency's '[Climate Change Allowance for Planners](#)' guidance, the Lead Local Flood Authority would also expect flood risk to be calculated for the following flood events:
- 1 in 1 year
 - 1 in 2.2 year (Qbar)
 - 1 in 30 year
 - 1 in 100 year PLUS the applicable climate change allowance (see '[Climate Change Allowances for Planners](#)')

Further information regarding site-specific flood risk assessments can be found in Paragraph 30 of Section 10 'Flood Risk and Coastal Change' of the Planning Practice Guidance, and on the Environment Agency's webpage.

Please can you discuss this with the applicant and arrange for a site specific FRA to be submitted with this application. If this cannot be achieved, then we will consider whether it is necessary to submit a formal objection on this basis.

- b) **Insufficient information relating to the site and drainage layout:** In the absence of sufficient information relating to the site and drainage layout, the LLFA is unable to assess the principle of surface water drainage associated with the proposed development. The LLFA would therefore, request for the applicant to provide additional information which sufficiently demonstrates how surface water will be managed on site. The applicant would be expected to provide the following information which, as a minimum, should satisfy the principles of Paragraph 103 of the NPPF and Paragraph 80 of Section 10 of the PPF:

- A plan showing the topography of the site (with contours of 1m intervals) and identification of catchment area(s)
- Details of any existing and/or proposed surface water flow routes, flood water exceedance routes, drains, sewers and watercourses
- Details of any sustainable drainage proposals
- A site investigation report, including the results for each sustainable drainage system feature of boreholes or trial pits; infiltration (permeability) testing, factual ground investigation report and geotechnical design report.
- Details of inlets, outlets and flow controls
- Long and cross section drawings of proposed drainage systems, including design levels
- Details of appropriate water quality treatments
- Details of proposed sustainable drainage system flow calculations, on-site storage requirements and a storm simulation plan for the 1 in 1 year; 1 in 2.2 year (QBar); 1 in 30 year and 1 in 100 year (+ allowance for climate change).

Please can you discuss this with the applicant and arrange for this information to be submitted. If this cannot be achieved, then we will consider whether it is necessary to submit a formal objection on this basis.

- c) **Disposal of surface water:** The application form submitted by the applicant indicates that they intend to dispose of surface water via an existing watercourse. This appears to be contrary to planning practice guidance which establishes a hierarchy for surface water disposal. Generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.

Should the applicant intend to dispose of surface water via an existing watercourse, then they would be expected to provide robust justification or evidence as to why preferable runoff destinations, notably into the ground (infiltration), cannot be used for this development proposal.

Please can you discuss this with the applicant and arrange for robust justification or evidence to be submitted. If this cannot be achieved, then we will consider whether it is necessary to submit a formal objection on this basis.

The LLFA would request to be formally re-consulted on any additional information relating to this site.

Many thanks,

Chris

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