

Sharon Craig

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 04 August 2016 14:42
To: planning
Subject: 3/2016/0580 - Spout Farm

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

FAO: Stephen Kilmartin

Good afternoon,

Thank you for consulting us on the above application. Unfortunately the LLFA is unable to provide you with a substantive response at this time for the following reasons:

- **Insufficient information regarding the existing culvert that traverses the site:** It is evident from Section 3.2 of the indicative drainage strategy (D1654) that there are a series of existing field drains which collect water from the site. According to the report, these eventually discharge in to an existing 9" x 12" culverted watercourse that appears to run in a south westerly direction through the centre of the site. When comparing this information to the proposed site layout (drawing no. 014 Rev B), it appears as though a number of dwellings are proposed above the line of the existing culvert. The LLFA is concerned by this as building over culverts is considered bad practice as it can restrict future access or replacement. The LLFA would therefore expect for the applicant to clarify/demonstrate that any new development will not be positioned on or within 8m of the existing culvert and should it be necessary, then a scheme to divert the culvert around the new development would be achievable (again maintaining an 8m buffer around the culvert). Please note that the LLFA would also expect for the applicant to consider de-culverting watercourses wherever possible. Please can you discuss this with the applicant and arrange for this to be addressed. If not, then this is likely to result in an objection from the LLFA.

It should be noted that works to divert an ordinary watercourse would require land drainage consent and therefore, we would encourage the applicant to discuss this with the Flood Risk Management Team prior to submitting any further information. This is to ensure that any proposed scheme would be considered acceptable from a land drainage consent perspective. Further information on this can be found via the following link: <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

It is also noted from Section 3 of the indicative drainage strategy that an extensive and intrusive site survey of the existing drainage network was undertaken by the client prior to the report being prepared in August 2013. As it has been more than 12 months since the network was surveyed, it is likely that a further survey will be required in order to establish the current condition of the culvert. Subject to the findings of further investigations, the feasibility of discharging surface water to the culvert may be subject to appropriate mitigation measures and/or an appropriate legal agreement.

- **Clarification required over the use of porous paving:** It is evident from the FRA that the applicant intends to use porous paving on all driveways and paths. Whilst this is

encouraging to see, the LLFA would like to remind the applicant that the use of porous paving must not be included as part of the hydrological calculations for the site. The reason for this is that occupants may change driveways to non-permeable materials in the future and therefore, this has the potential to increase surface water runoff which was previously unaccounted for in the design of the sustainable drainage system. Please can you discuss this with the applicant and arrange for it to be clarified whether or not the use of porous paving has been included within the hydrological calculations provided within the FRA.

Should you require any clarification on the above, then please let me know.

Many thanks,

Chris

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