

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 21 September 2016 17:15
To: planning
Cc: Adam Birkett
Subject: RE: Consultation on planning application 3/2016/0807 Calder Farm, Settle Road, Bolton by Bowland BB7 4NT.

Follow Up Flag: Follow up
Flag Status: Flagged

FAO: Adam Birkett

Good afternoon,

Thank you for inviting us to comment on the above application. It is my understanding that this is a resubmission of a previous planning application (3/2016/0578) which has since been withdrawn by the applicant. Following a review of the details provided I have noted some minor amendments to the proposal including the fact that the size of the development area has been reduced from 1ha to 0.8ha on the application form. As per our telephone conversation, I am satisfied with the reason for this amendment and will therefore review the application on this basis. With that in mind, a site specific flood risk assessment is no longer required for this proposed development site. Even so, the Lead Local Flood Authority (LLFA) is currently unable to provide you with a substantive response for the following reasons:

a) **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
- Details of any flood risks associated with main river sources, coastal sources, surface water and ground water.
- 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.

b) **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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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]

Sent: 02 September 2016 16:18

To: 'tsbpc@outlook.com' <tsbpc@outlook.com>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; 'planning.liaison@uuplc.co.uk' <planning.liaison@uuplc.co.uk>; 'elliott.lorrimer@lancashire.gov.uk' <elliott.lorrimer@lancashire.gov.uk>; Alan Taylor <Alan.Taylor@ribblevalley.gov.uk>

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Please will you let Adam Birkett have your comments on the above planning application? (Please respond to planning@ribblevalley.gov.uk FAO Adam Birkett).

The application is for the retention of eight unauthorised hard standings and creation of eight additional hard standings for caravans. Replacement of existing temporary facilities building with wooden toilet, shower facility and wash/dry room. Supplementary planting scheme with native species trees and shrubs.

Here is a link to view the submitted documents on our website

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2016%2F0807

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