

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 11 November 2016 13:28
To: planning
Cc: Adam Birkett
Subject: RE: Consultation on planning application 3/2016/0980 land off Dale View, Billington BB7 9LL

FAO: Adam Birkett

Good afternoon,

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 at this time, as insufficient information has been provided by the applicant. Whilst it is recognised that the proposed development lies within Flood Zone 1, defined by the Planning Practice Guidance as having a low probability of flooding, the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. The lack of any information at all in relation to surface water drainage means the LLFA cannot assess whether the development proposal meets the requirements of Paragraph 103 of the National Planning Policy Framework or Paragraph 80 of Section 10 of the Planning Practice Guidance in principle. The submission of basic information on how surface water is intended to be managed is vital if the local planning authority is to make informed planning decisions. In the absence of any information at all regarding surface water management, the flood risks resulting from the proposed development are unknown.

The table below highlights the additional information which would be required in order for the LLFA to be able to provide a substantive response:

Desktop study to incorporate maps showing: • Topography of the development site, with contours at 1m intervals • Existing surface water flow routes, drains, sewers and watercourses • Flood risk from main river and coastal sources • Surface water and groundwater flood risk • Geological and soil types
Proposed site plan, showing: • Exceedance routes and identification of catchment areas
Drainage Layout plan, including: • Outfall locations - the applicant would be expected to demonstrate that the proposals are in accordance with paragraph 080, Section 10 of the Planning Practice Guidance. • Discharge rates - the applicant would be expected to demonstrate that the proposals are in accordance with the Non-technical standards for Sustainable Drainage Systems. • On-site storage requirements • Sustainable drainage system • Sewers

• Drains • Watercourses – the applicant would be expected to provide details of any proposed works to watercourses within or adjacent to the site.
Site investigation report, including the results for each sustainable drainage system feature of: • Boreholes or Trial pits • Infiltration (Permeability) Testing • Factual Ground Investigation Report (GIR) • Geotechnical Design Report (GDR)
Detailed design drawings, including : • Details of inlets, outlets and flow controls • Long and cross section drawings of proposed drainage system(s), including design levels • Details of appropriate water quality treatments
Sustainable drainage system flow calculations (<i>PDF files showing the input and output data for flow calculations</i>) and storm simulation plan for: • 1 in 1 year; • 1 in 2 year; • 1 in 30 year, and; • 1 in 100 year + 30% climate change

Please can you discuss this with the applicant and arrange for the above information to be provided. If this cannot be achieved then we will consider whether there is a need to submit a formal objection to the application. Further advice and information regarding surface water drainage can be found in our Pre-Application Standing Advice:

<http://www.lancashire.gov.uk/media/657248/LLFA-Standing-Pre-Application-Advice.pdf>

We ask to be re-consulted following the submission of additional information. We will then provide you with comments within 21 days of receiving formal re-consultation.

Many thanks,

Chris

Chris Dunderdale
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From: Jane Tucker [mailto:Jane.Tucker@ribblevalley.gov.uk]

Sent: 28 October 2016 16:30

To: 'traceymccarney@sky.com' <traceymccarney@sky.com>; Williams, Stephen (ENV - HEM) <Stephen.Williams@lancashire.gov.uk>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; Countryside <countryside@ribblevalley.gov.uk>; Rachael Stott <Rachael.Stott@ribblevalley.gov.uk>; Environment Agency (CLPlanning@environment-agency.gov.uk) <CLPlanning@environment-agency.gov.uk>; 'planning.liaison@uuplc.co.uk' <planning.liaison@uuplc.co.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 reserved matters (appearance, landscaping, layout and scale) for 10 two-storey houses in the form of a terrace of four, a semi-detached pair and four detached houses. Three of the detached houses (plots 2, 3 and 4) will be affordable units.

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%2F0980

**Planning Department, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
T: 01200 425111**

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