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Date: 25 August 2017

Dear Sir/Madam

APPLICATION CONSULTATION RESPONSE

Application Number:	3/2017/0653
Location:	Land at Chatburn Road Clitheroe BB7 2EQ
Proposal:	Erection of 28 dwellings with associated access, landscaping and open space.

Thank you for inviting the Lead Local Flood Authority (LLFA) to comment on the above application. The Flood and Water Management Act 2010 sets out the requirement for LLFAs to manage 'local' flood risk within their area. 'Local' flood risk refers to flooding or flood risk from surface water, groundwater or from ordinary watercourses.

Comments provided in this representation are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. It is ultimately the responsibility of the Local Planning Authority to approve, or otherwise, any drainage strategy for the associated development proposal. The comments given have been composed based on the current extent of the knowledge of the LLFA and information provided with the application at the time of this response.

Lead Local Flood Authority (LLFA) Position

The Lead Local Flood Authority **objects** to the proposed development for the following reason:

Objection 1:

Proposal contrary to National SuDS Standard - Peak Flow Control: The LLFA objects to this application and recommends refusal of planning permission until evidence is provided to demonstrate that peak surface water runoff for the 1 in 1 and the 1 in 100 year rainfall event will not exceed the pre-development greenfield runoff rate for the same event. This is in line with Standard S2 of the Non-Statutory Technical Standards for Sustainable Drainage Systems

Reason:

The indicative drainage strategy provided (C116-500 Rev A) indicates that the applicant intends to discharge surface water runoff at a restricted rate of 17l/s. This is based on calculations provided in Figure 8 of the Flood Risk Assessment (Ref P4558). The figures contained within this document are based on a total site area of 2.62ha, all of which is to be positively drained following construction. This information appears to be inaccurate as according to the application form, the total site area is actually only 1.80ha in size. Of this, only a proportion of the site is intended to be positively drained according to the drainage strategy provided. External areas such as private gardens and areas of open space (including the section of the site beyond the watercourse) do not appear to be positively drained.

Owing to these inaccuracies, the applicant has failed to accurately calculate peak greenfield flows and therefore, this is contrary to Standard 2 of the Non-Statutory Technical Standards for Sustainable Drainage Systems. This is sufficient reason in itself for a refusal of planning permission.

Overcoming our objection:

The applicant can overcome our objection by submitting revised information that sufficiently addresses the deficiencies identified above. This must be in line with Standard S2 of the Non-Statutory Technical Standards for Sustainable Drainage Systems. Production of a revised FRA will not in itself result in the removal of an objection.

Should you wish for further information or clarification to the contents of this letter please contact the case officer on the number provided on this letter.

Yours faithfully,

Chris Dunderdale
Flood Risk Management

