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Ref. PWA 17-450

15th May 2018

Dear Whomever it may concern,

FLOOD RISK AND DRAINAGE STATEMENT REGARDING AN APPLICATION FOR 10NO. OVER 55S BUNGALOWS AND ASSOCIATED WORKS AT LAND TO THE EAST OF CLITHEREO ROAD, BARROW.

This letter has been prepared to provide information in relation to flood risk and drainage arrangements at the abovementioned proposed development site.

Existing Site

The application site comprises grassland with mature tree planting along the southern and eastern perimeter. To north is an established hedge beyond which are the dwellings which sit off Whiteacre Lane. To the north western corner is the existing access and a small area of hard standing beyond which is agricultural land, similarly land to the east is predominately agricultural. The adjoining plot of land to the south/south east has been developed for residential use as part of Phase 2 of this project (see planning permission 3/2017/0603), there are also an additional two properties to the immediate west.

Proposed Development

It is proposed to develop land to the east of Clitheroe Road to provide 10 no. bungalows, and in this respect please refer to the Proposed Site Layout (drawing ref. 1218-PL-03), which is provided in the supporting documents to this application.

Flood Risk Assessment

The National Planning Policy Framework (NPPF) sets out the Government's national policies on different aspects of land use planning in England in relation to flood risk. Supporting Planning Practice Guidance is also available.

The NPPF sets out the vulnerability to flooding of different land uses. It encourages development to be located in areas of lower flood risk where possible and stresses the importance of preventing increases in flood risk off site to the wider catchment area. In investigating the flood risk relating to the site, the Environment Agency flood zone mapping identifies the proposed development site lies within Flood Zone 1. Flood Zone 1 is the lowest risk and is identified as land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1%). The risk of fluvial flooding to the proposed development is therefore very low.

There are no reservoirs or other artificial sources that are local to or affect the site. As such the risk of flooding from canals, reservoirs and other sources is low.

A more in-depth assessment is to follow this submission however I am not aware of any historic flooding due to groundwater on the site and therefore in the absence of detailed records the flood risk from groundwater can be considered to be low.

In view of the above the site is not considered sensitive and its development wouldn't have any perceptible impacts on land elsewhere from a flood risk perspective.

Drainage Strategy

As noted in the supporting documentation the site sits adjacent to a residential development which is currently being built out. The developer has intentionally retained some capacity within the implemented drainage system for this proposal to utilise at a rate of 5 l/s. Therefore, the intent is to feed into the existing system associated with the previous phase of development for both surface water and foul water.

As noted a more detailed assessment is to be provided following the validation of the application. However, if you have any queries in relation to this letter please do not hesitate to contact me.

Yours faithfully,



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