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Date: 20 November 2018

APPLICATION CONSULTATION RESPONSE

Application Number:	3/2018/0975
Location:	Land East of Chipping Lane, Longridge
Proposal:	Application for the detailed approval of appearance, landscaping , layout and scale for the erection of 184 dwellings, made up from 55 affordable dwellings and 129 open market dwellings, including provision for the elderly (Phases 2 and 3) pursuant to outline consent 3/2014/0764, alongside associated open space, landscaping and access.

Thank you for consulting the Lead Local Flood Authority (LLFA) 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, including conditions, 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 Position - No Objection

The Lead Local Flood Authority has no objection to this reserved matters application, subject to the requirements of Condition 8 of planning permission 3/2017/0232 being satisfied in full. The requirements of Condition 8 are listed below for ease of reference:

"The drainage strategy shall accord with the approved Flood Risk Assessment and Drainage Appraisal (Ref: Ref: 880500 R1 (03), dated March 2015, where amended by Betts Hydro Flood Risk Assessment and Sustainable Drainage Assessment Ref: HYD068, dated March 2016) and shall demonstrate that the surface water run-off

generated by the 1 in 100 year plus climate change critical storm shall not exceed the run-off from the undeveloped site and shall not increase the risk of flooding off-site. Surface water discharge from the developed site should be limited to 8.3 l/s/ha (Greenfield QBar).

Prior to the commencement of development within each phase, the details of a scheme for surface water drainage and means of disposal for that phase, to accord with the Drainage Strategy approved and to include evidence of an assessment of site conditions, sustainable drainage principles, an assessment of the hydrological and hydro-geological context of the development, management and maintenance and timescales for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented, maintained and managed in accordance with the approved details at all times thereafter."

Ribble Valley Borough Council and the applicant are reminded that the proposals for layout and landscaping can directly impact the nature of any proposed sustainable drainage scheme.

Advice to the Local Planning Authority / Applicant:

Sustainable Drainage Systems:

The LLFA encourages the applicant to maximise the use of sustainable drainage systems (SuDS) when designing the surface water drainage scheme for the development site. This is because sustainable drainage systems offer significant advantages over conventional piped drainage systems in reducing flood risk. Sustainable drainage systems can attenuate the rate and quantity of surface water run-off from a site, and they can also absorb diffuse pollutants and promote groundwater recharge. Ponds, reed beds and seasonally flooded grasslands are also particularly attractive features within public open space. The wide variety of available sustainable drainage techniques means that virtually any development should be able to include a scheme based around these principles and provide multiple benefits, reducing costs and maintenance needs.

Some SuDS features, for example rainwater harvesting and permeable paving used on roads and driveways, must not be included as part of the hydrological calculations for the site. This is because occupants may change or remove these features in the future and this could have the potential to increase surface water runoff from the site. Where SuDS features such as rainwater harvesting and permeable paving are included in the hydrological calculations, the local planning authority would be advised to consider the removal of permitted development rights.

Land Drainage Consent:

The LLFA are the consenting body for works on Ordinary Watercourses. Under Section 23 of the Land Drainage Act 1991 (the "LDA") (as amended by paragraph 32 of Schedule 2 of the FWMA 2010) anyone who intends to carry out works which may obstruct or affect the flow of an ordinary watercourse needs written consent from Lancashire County Council.

It is important to note that Land Drainage Consent is a separate application process that lies outside the planning legislation. It should not be assumed therefore the grant of planning permission means that Land Drainage Consent will automatically be given. Parallel processing of Land Drainage Consent applications is advised, as any land drainage consenting issues could directly impact the suitability of the proposed site layout.

Land Drainage Consent applications can take up to eight weeks to process following receipt of all required information and payment (£50 per structure). Retrospective consent cannot be issued.

Highway Drainage / Highway Adoption:

This response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the local highway authority.

Material changes:

If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. The LLFA also wishes to be formally consulted on all subsequent drainage strategies for this proposed development.

Yours faithfully,

Chris Dunderdale
Lead Local Flood Authority

