

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 11 February 2019 09:01
To: Robert Major
Cc: planning
Subject: RE: 3/2019/0012

Follow Up Flag: Follow up
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Categories: Yellow Category

Good morning Robert,

Thank you for consulting the Lead Local Flood Authority (LLFA) on the above application. As I mentioned last week, the LLFA is unable to provide you with a substantive response at this time. That is because there is not enough information to complete an assessment of the development proposals. Please see details below:

- a) I note that the applicant has included a site-specific flood risk assessment in their submission, however that assessment is dated 2012 and is therefore out of date. Whilst I recognise that the principle of development has already been accepted for previous applications, I would still expect for the 2012 assessment to be updated to take account of any changes in flood risk since the report was last prepared. Doing so would be in the developers interest as it will help to identify any additional flood mitigation measures that may be required to address any new or residual flood risk that exists within the site.
- b) There are some existing ordinary watercourses that are not shown on the proposed site layout. These include a section of watercourse located between coordinates E373325:N437997 and E373588:N437872, and a section of watercourse located along the southern boundary of the site. I will need the applicant to clarify how these watercourses will be managed through the redevelopment of the site. Should any of the watercourses need to be culverted, diverted or abandoned, then I will need the applicant to provide further details of the work involved.
- c) I note that the applicant has provided an outline surface water drainage strategy for the site. This shows the site being split into two separate surface water drainage networks. Network 1 is intended to discharge to the 600mm diameter surface water sewer located along the northern boundary of the site and network 2 is intended to discharge directly to Barrow Brook via a new surface water outfall structure. In order for me to assess the suitability of these proposals, I will first need the applicant to provide the following additional information in full:
 - a plan showing the on-site surface water catchment areas (i.e. the areas that will contribute to the proposed drainage networks);
 - a plan showing any overland flow routes and/or flood water exceedance routes; on and off site;
 - a statement that explains the reasons for deviating from the original scheme outlined in the approved drainage masterplan from 2015. In particular, the reasons why an additional outfall location has now been proposed;
 - evidence that sufficiently demonstrates there will be no increased risk of flooding as a result of the changes to the original surface water drainage masterplan;

- clarification over the current build status of the 600mm diameter surface water sewer;
- confirmation that the applicant will have the right of access to construct and maintain the surface water outfall structure for drainage network 2; either through direct ownership or through legal agreement;
- A full set of surface water flow calculations for drainage networks 1 and 2 (this should include the network design criteria, the pipeline schedules and the simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year rainfall events + climate change);

d) I note that the surface water outfall structure for drainage network 2 is to be located outside the red line boundary of the site. For completeness, I would recommend for the red line boundary of the site to be extended to include the surface water outfall structure.

Please can you bring these matters to the attention of the applicant and ask for the outstanding information to be provided in full. If this cannot be achieved then please let us know so that we can consider whether a formal objection is needed.

Many thanks,

Chris

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

Sent: 16 January 2019 12:08

To: 'Barrow Parish Council' <barrowparishcouncil@gmail.com>; Whalley Parish Council <clerk@whalleyparishcouncil.org.uk>; Schools Planning Enquiries <Schools.Planning@lancashire.gov.uk>; Public Rights of Way Planning Consultations <PROWplanning@lancashire.gov.uk>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; Network Rail <townplanning.lnw@networkrail.co.uk>; Countryside <countryside@ribblevalley.gov.uk>; Adrian Harper <Adrian.Harper@ribblevalley.gov.uk>; Rachael Stott <Rachael.Stott@ribblevalley.gov.uk>; Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Environment Agency (CLPlanning@environment-agency.gov.uk) <CLPlanning@environment-agency.gov.uk>; Electricity North West (development.plans@enwl.co.uk) <development.plans@enwl.co.uk>; planning.liaison@uuplc.co.uk

Subject: 3/2019/0012

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

The application is a full planning application for details of the layout, scale and appearance of the buildings and landscaping of a residential development of 233 dwellings and associated works.

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

https://www.ribblevalley.gov.uk/site/scripts/planx_details.php?appNumber=3%2F2019%2F0012

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