

Sharon Craig

From: Adam Birkett
Sent: 19 November 2020 16:07
To: Planning
Subject: FW: planning application 3/2020/0791

Please could you upload the email below.

Regards,

Adam Birkett | Principal Planning Officer

Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe, Lancashire BB7 2RA

T: 01200 414571 | E: adam.birkett@ribblevalley.gov.uk | W: www.ribblevalley.gov.uk

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 18 November 2020 13:58
To: Adam Birkett <Adam.Birkett@ribblevalley.gov.uk>
Cc: Suds <suds@lancashire.gov.uk>
Subject: RE: planning application 3/2020/0791

Good afternoon Adam,

Thank you for consulting us on the above application. I've had a quick look at the proposal and I can confirm it doesn't meet our thresholds for consultation as the site has less than 10 dwellings and is under 0.50ha in size. We would just recommend that you follow standing advice and national/local policy requirements when determining the application.

In regards to the on-site watercourse, I can't quite tell whether the applicant is intending to carry out works to the watercourse. If they are, then it is essential that they obtain land drainage consent from us prior to the commencement of any works; further details on this can be found via the following link: <https://www.lancashire.gov.uk/flooding/drains-and-sewers/alterations-to-a-watercourse/>.

In terms of layout, we broadly discourage building within 8m of an existing watercourse as it can hinder access for future maintenance and it can pose an undue risk of flooding to buildings and structures should the watercourse ever overtop. The applicant should bear this in mind when considering the layout of their proposed site. Culverting the watercourse to avoid such a risk would be considered unacceptable and would unlikely receive land drainage consent for the works. This is outlined in section 4.1 of our [consenting and enforcement policy](#).

Many thanks,

Chris

Chris Dunderdale
Flood Risk Management Officer
Highways and Transport
Lancashire County Council
T: 01772 534593
W: www.lancashire.gov.uk

and it is your responsibility to carry out any checks on this email before accepting the email and opening attachments.