

From: Planning
Subject: FW: Consultation on planning application, 3/2020/1091, Coars Farm Garden Centre, Settle Road, Bolton by Bowland, BD23 4SN

From: Dunderdale, Chris <Chris.Dunderdale@lancashire.gov.uk>
Sent: 01 February 2021 09:16
To: Laura Eastwood <Laura.Eastwood@ribblevalley.gov.uk>
Cc: Planning <planning@ribblevalley.gov.uk>
Subject: RE: Consultation on planning application, 3/2020/1091, Coars Farm Garden Centre, Settle Road, Bolton by Bowland, BD23 4SN

****This email was sent to planning@ribblevalley.gov.uk. An automatic response has been sent to the email sender****

Good morning Laura,

I'm generally satisfied with the principle of development, though there's a few things I'd like the applicant to clarify before I provide my formal consultation response; please see below:

- a) Section 2.13 of the drainage strategy report recommends for the existing culvert to be diverted and improved through the site to enable the development to occur. Having looked through the application details, I can't seem to find anything that shows the full route and size of the existing culvert or the proposed culvert diversion. Please can you bring this to the attention of the applicant and ask for further details be provided in that regard.
- b) The EA surface water flood maps appear to show what looks like an overland flow route entering the site from the north western corner; this has been picked up by the applicant in section 2.13 of their drainage strategy report, however it doesn't fully explain how the surface water flood risk will be suitably managed over the lifetime of the development, to minimise any risk to buildings and structures, and to ensure the surface water drainage network doesn't become overwhelmed by overland flows from higher land. Please can you bring this to the attention of the applicant and ask for further clarification to be provided in that regard.
- c) According to section 3 of the drainage strategy report, the applicant has only provided an additional 30% allowance for climate change. This is contrary to current EA guidance which recommends for a 40% allowance to be applied to make sure there's no increase in the rate of runoff discharged from the site for the upper end allowance. Please can you bring this to the attention of the applicant and ask for the climate change allowance to be checked and amended as necessary?
- d) The outline drainage strategy doesn't appear to include any additional allowance for future urban creep; i.e. the future conversion of permeable surfaces to impermeable surfaces over time, e.g. surfacing of front gardens to provide additional parking spaces, extensions to existing buildings and creation of large patio areas etc. If urban creep isn't allowed for within the network design, then it is not clear how will the impacts of urban creep will be otherwise mitigated over the lifetime of the development? Please can you bring this to the attention of the applicant and ask for further clarification to be provided in that regard?

Should the applicant wish to discuss this further, then they're welcome to contact me directly on 01772 534593.

Many thanks,

Chris

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

From: Carly Miskell <Carly.Miskell@ribblevalley.gov.uk>

Sent: 22 December 2020 13:59

To: Bolton by Bowland Gisburn Forest & Sawley Parish <clerk@boltonbybowland-gisburnforest-sawley-pc.org.uk>; LHS Customer Service <lhscustomerservice@lancashire.gov.uk>; Suds <suds@lancashire.gov.uk>; Countryside <countryside@ribblevalley.gov.uk>; Colin Hirst <Colin.Hirst@ribblevalley.gov.uk>; Lorimer, Elliott <Elliott.Lorimer@lancashire.gov.uk>

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

The application is for - Proposed redevelopment of site for 30 no. holiday chalets, conversion of existing holiday house and adjacent barn to a 20 person holiday let. Extension of existing cafe, construction of reception building with managers flat, alteration to existing garden centre to form a farm shop and plant display area. Creation of car parking, landscaping 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%2F2020%2F1091

Carly Miskell, Planning Administration Assistant, Ribble Valley Borough Council, Council Offices, Church Walk, Clitheroe BB7 2RA
Tel: 01200 413202 email carly.miskell@ribblevalley.gov.uk

Tops for resident satisfaction – 79% of residents are satisfied with Ribble Valley as a place to live (Perception Survey 2018)

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