

# REFORD

## Consulting Engineers Limited

7 Hall Road, Fulwood, Preston, PR2 9QD

Mobile: 07970 265334 Email: r.e.ford@virginmedia.com

Company number: 09620365 VAT Reg. 215 5638 12

21<sup>st</sup> October 2021

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

Dear Sir / Madam

**Planning reference 3/2021/0356:**

**Location: Wharf Farm, Green Lane, Chipping, PR3 2QE**

**Proposal: Modernization of agricultural buildings, replacing existing housing - complete dairy unit to accommodate 70 cows**

I refer to the email from the Lead Local Flood Authority dated 26<sup>th</sup> August 2021.

It is noted that the LLFA has no objection to the principle of development, subject to full details being secured through a suitably worded pre-commencement planning condition. In order to avoid the need for a condition, the following additional information has been provided within the revised report with this letter, as requested by the Lead Local Flood Authority.

- An updated surface water drainage layout plan showing the drainage proposals for all areas covered by the red edge boundary of the site (including site access etc). Detailed design levels and a drawing reference has also been added to the surface water drainage layout plan for completeness.
- The areas contributing to the proposed surface water drainage network are included on the plan. There are no surface water flows from outside the building curtilage as these are dealt with by the existing drainage system within the site.
- Drawings showing the proposed pond location and a section through the site are included within the report.

- The Finished Floor Level of the building in AOD with adjacent ground levels for all sides of the building are shown on the drawing included within the report.
- The proposed surface water drainage is only collecting roof water from the proposed building as all other surface water runoff within the site is dealt with by the existing drainage system within the site.
- As the surface water runoff is only from the building roof, the runoff is considered to be clean and no pollution will arise.
- Surface water discharge is to the Chipping Brook. A surcharged outfall has not been modelled.

We trust that the Lead Local Flood Authority is now able to agree to the attached details.

Yours sincerely,

*Bob Ford*

**Bob Ford CEng MICE MCIHT  
DIRECTOR  
REFORD Consulting Engineers Limited**