

## Richard Maudsley

---

**Subject:** FW: 22-05-03 dw to rm RE: 3/2022/0279 and 3/2022/0278 Talbot Hotel Chipping

---

**From:** David Wallbank [REDACTED]  
**Sent:** 03 May 2022 08:59  
**To:** Richard Maudsley [REDACTED]  
**Cc:** Graham Sanderson [REDACTED]  
**Subject:** 22-05-03 dw to rm RE: 3/2022/0279 and 3/2022/0278 Talbot Hotel Chipping

Hi Richard,

UU seem to request details of the drainage strategy for the proposals. The submitted FRA previously submitted set out the drainage strategy as follows:

With regards to surface water run-off the existing/proposed elements can be split into the following key areas: -

**Conversion of the existing buildings** – The existing buildings are currently drained via traditional gutter and downspouts. The proposals will not affect this regime

**Existing Car Park** – The existing car park is tarmac surfaced and drained via a number of yard gullies. A large area of the existing car park will be broken out to provide lawned gardens for the proposed dwellings. This will reduce surface water run-off.

**Proposed Parking and Driveways** – It is proposed that the proposed parking spaces to the west and driveway to the east will be porous and/or laid to drain water to the adjacent landscaping areas. This will reduce surface water run-off.

PSA Design drawing D3732-02 highlights the existing and proposed drained areas discussed above and illustrates a 30% reduction in drained surface area.

The delivery of a SuDS drainage system incorporating the above features can (and likely will) be secured through a suitably worded planning condition. Either way, it is clear that there will be a reduction in surface water run-off as a direct result of the proposals.

As can be seen, the existing drainage regime for the site will remain, however a 30% reduction in SW discharge from the site will result from the proposals.

In terms of the proposed site levels as confirmed in the FRA (see extract below) existing floor levels will remain as existing.

## Summary

- It has been proven beyond reasonable doubt that the vulnerable areas of the existing (and given the nature of the development therefore the proposed site) are located within Flood Zone 1
- There will be no increase in building footprint. Existing floor levels will remain at or above the existing.
- Whilst outside of the flood zone, the external door to the workshop on the east side of the former Talbot Hotel building will be flood resistant to provide future protection in the most vulnerable area. Any new proposed boundary fencing should be open structure to allow free passage of water and levels within the area at risk of flooding should remain unaltered.
- Calculations show that there will be a 30% reduction in drained area and hence surface water run-off. The delivery of a suitable SuDS drainage system can be secured via planning condition if required.

## Conclusion

**This document demonstrates that the proposals are deemed appropriate development in terms of flood risk and a SuDS solution that meets with the requirements of current legislation is deliverable within the constraints of the site and will ensure that flood risk both on and off site will not be exacerbated.**

I trust that this provides the information requested by UU?

I will revert if Graham has anything further to add to this?

Kind regards,

Dave Wallbank



PSA Design Ltd, The Old Bank House,  
6 Berry Lane, Longridge, Preston, PR3 3JA

-----  
This email was sent from an email address under the control of PSA Design Ltd a company registered in England, registration number 3880298, known hereafter as the Company.

Privileged/confidential information may be contained in this email. If you have received this email in error, please destroy all copies in your possession or control and notify the sender by reply email. Recipients may not forward, disclose or copy this email to any third party without the prior consent of the Company. The Company does not accept liability for any changes made to this email after it was sent.

Opinions, conclusions and other information in this message that do not relate to the official business of the Company are neither given nor endorsed by the Company. The Company monitors email sent to or from email addresses under its control.