Tilia Homes

Building C – Concentric
Warrington Road
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Head of Development Management and
Building Control
Economic Development and Planning
Ribble Valley Borough Council

26 April 2024

RE:

Dear Sirs,

Please find attached updated drainage micro drainage models, we have now included 10% urban creep to the Phase 3 private areas and 40% and 50% climate change. The impermeable areas reflect the latest planning layout. Lees Roxburgh have identified on the attached 3 No. plans the flood implications of retrospectively applying increased impermeable area and climate change allowances to the adoptable drainage network a substantial element of which has now been constructed in accordance with the original consent and approvals.

The original planning condition for this development required that the drainage should be based upon the strategy set out in the site-specific Flood Risk Assessment. In that document it was proposed that 30% climate change allowance would be applied to the 1in100 year rainfall event.

This current application is essentially a modest variation to that originally consented, comprising some increase in plot numbers, with a marginal increase in impermeable area, and with the adoptable road network remaining unchanged except for a minor amendment to a turning head. In addition to the earlier phases, we have already constructed sections of the Phase 3 roads and sewers in accordance with the original consent and subsequent detailed S104 and S38 approvals.

A retrospective assessment is also complicated by the fact that the original consent permitted discharge from the basins on a tiered basis up to the 1 in 100 year event as compared with the now established Qbar approach. The attached outputs have actually increased the flow rates through the existing constructed hydrobrakes so if the hydrobrakes were to be redesigned and replaced as a result of the retrospective application of the increased design standards then the flooding shown attached would be increased.

In this regard the surface water networks discharge to the watercourse at the approved greenfield rates. The discharge rates from the overall development and the principle of connections to the watercourse were therefore firmly established via the original planning consent and are not therefore material to this application.

Retrospectively upgrading the previously approved drainage construction to updated design standards at this stage would be impracticable with an unacceptable impact on the existing residents of Phase 2

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and would run counter to a commonsense approach to the application of the NPPF with respect to flood risk.

Notwithstanding the above we can offer +10% urban creep to the private areas in Phase 3 in conjunction with the original 30% climate change allowance that can be entirely contained within the drainage network. We have also demonstrated that where the network floods in 1in100 year storm event with 40% and 50% climate change the flooding will be contained within the highway network then drain back into the network or in the worst storm events discharge onsite to POS areas.

We trust that you are in agreeance with our findings with regards to the drainage network and it's capacity for the additional units on this replan. We would be happy to attend a meeting with the LLFA if the above findings are not satisfactory and they would like to discuss an alternative solution.

[redacted]

IEng BSc(Hons) MICE

Engineering Manager

Drawings to be included with submission;

- PDF – 'Tilia – Longridge – Drainage – Water Quality Statement'
- 6196 R1 FRA - Flood Risk Assessment
- 6196-300-00 Phase 3 – Impermeable Areas Rev D
- 6196-02-04-01 Phase 1 Drainage Layout
- 6196-02-04-02 Phase 2 Drainage Layout
- 6196-300-03 Phase 3 Drainage Layout
- 6196-02-10-02 A Pond Sections
- 6196-02-10-01 B Headwall Details
- 100yr +30%cc Flood Route Plan (urban creep added)
- 100yr +40%cc Flood Route Plan (urban creep added)
- 100yr +50%cc Flood Route Plan (urban creep added)
- 1in1, 30, 100yr 30%cc (urban creep added) MD Model
- 1in1, 30, 100yr 40%cc (urban creep added) MD Model
- 1in1, 30, 100yr 50%cc (urban creep added) MD Model
- 6196-02-08-02 J, Phase 2 External Levels
- 6196-02-08-03 G, Phase 2 External Levels
- 6196-02-08-04 C Phase 2 External Levels
- 6196-02-24 G External Levels POS
- 6196-03-01 External Levels Phase 3