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Date: 1st December 2020

APPLICATION CONSULTATION RESPONSE

Application Number:	06/2019/0866
Location:	Land north of Jepps Lane, Barton, Preston
Grid Ref:	E 351720, N 437806
Proposal:	Outline planning application seeking approval for access only for residential development up to 125no. dwellings (all other matters reserved) (resubmission of 06/2019/0866)

Thank you for inviting the Lead Local Flood Authority (LLFA) to comment on the above application. The Flood and Water Management Act 2010 sets out the requirement for LLFAs to manage 'local' flood risk within their area. 'Local' flood risk refers to flooding or flood risk from surface water, groundwater or from ordinary watercourses.

Comments provided in this representation, including conditions, are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. It is ultimately the responsibility of the Local Planning Authority to approve, or otherwise, any drainage strategy for the associated development proposal. The comments given have been composed based on the current extent of the knowledge of the LLFA and information provided with the application at the time of this response.

Lead Local Flood Authority Position

The Lead Local Flood Authority **wishes to withdraw its objection** to the proposed development which will be acceptable subject the inclusion of the following planning condition, in consultation with the Lead Local Flood Authority:

Condition 1- Final Sustainable Drainage scheme to be submitted

No development shall commence until final details of the design, based on sustainable drainage principles, and implementation of an appropriate surface water sustainable drainage scheme have been submitted to and approved in writing by the local planning authority, the statutory undertaker and LLFA.

Those details shall include:

- a) Final sustainable drainage layout plan appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels in AOD with adjacent ground levels. All existing drainage within development site should be included on this plan with cover and invert levels. Final surface water longitudinal section drawings labelled to include all pipe references, dimensions, gradients, cover and invert levels AOD.
- b) Attenuation basin to be in accordance with guidance in Ciria C753 SuDS Manual 2015. Cross section drawings of attenuation basin showing 1 in 1 year, 1 in 30 year and 1 in 100 year + climate change water levels and inlet/outlet headwall drawings are also required.
- c) Cross section drawings of pumping chamber, flow control manhole, existing manhole on culvert and emergency overflow tank. The discharge rate for the hydrobrake and pumps should be clearly shown on the drawings.
- d) A drawing showing the boundary levels, proposed garden levels and slab levels for plot nos.1 – 20 along the western boundary is required.
- e) The drainage scheme should be in accordance with the RSK Jepps Lane, Barton Flood Risk Assessment & Outline Surface Water Drainage Strategy ref.881531-R1(04)-FRA issue 4 dated 23rd August 2019 and demonstrate that the surface water run-off and volume shall not exceed the pre-development runoff rate. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- f) Sustainable drainage flow calculations (1 in 1, 1 in 2, 1 in 30 and 1 in 100 + climate change).
- g) Plan identifying areas contributing to the drainage network
- h) Measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses,
- i) A plan to show overland flow routes and flood water exceedance routes and flood extents.
- j) Breakdown of attenuation in pipes, manholes and attenuation basin.
- k) Details of an appropriate management and maintenance plan for the sustainable drainage system for the lifetime of the development. This shall include arrangements for adoption by an appropriate public body or statutory undertaker or management and maintenance by a Management Company and any means of access for maintenance and easements, where applicable

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings, or completion of the development, whichever is the sooner. Thereafter the drainage system shall be retained, managed and maintained in accordance with the approved details.

Reasons

1. To ensure that the final drainage designs are appropriate following detailed design investigation.
2. To ensure that the proposed development can be adequately drained.
3. To ensure that there is no flood risk on or off the site resulting from the proposed development

4. To ensure that water quality is not detrimentally impacted by the development proposal
5. To reduce the flood risk to the development as a result of inadequate maintenance
6. To identify the responsible organisation/body/company/undertaker for the sustainable drainage system

Our objection has been removed after the submission of a revised flood risk assessment & outline surface water drainage strategy.

Informative 1 – Response does not grant permission to connect to the ordinary culverted watercourse

For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary culverted watercourse and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

The applicant should obtain Land Drainage Consent from Lancashire County Council **before** starting any works on site.

Reason for pre-commencement conditions

Drainage is not only a material consideration but an early and fundamental activity in the ground construction phase of any development and it is likely to be physically inaccessible at a later stage by being buried or built over. It is of concern to **all** flood risk management authorities that an agreed approach is approved before development commences to avoid putting existing and new communities at risk.

The revised NPPF considers sustainable drainage systems to be important and states that they should be incorporated unless there is clear evidence that this would be inappropriate and, as such the LLFA needs to be confident that flood risk is being adequately considered, designed for and that any residual risk is being safely managed. To be able to do this the LLFA requires an amount of certainty either by upfront detail or secured by way of appropriate planning condition(s).

The proposed pre-commencement condition(s) allows for the principle of development to be granted and detailed drainage designs to be conditioned for approval via reserved matters or via a discharge of condition application which could be more favourable to developers in terms of less delay and less financial outlay early in the process. Non-acceptance of the pre-commencement condition could lead the LLFA to object to the principle of development until all residual risk issues are safely managed.

We ask to be re-consulted following the submission of additional information addressing surface water drainage proposals. We will provide you with comments within 21 days of receiving formal re-consultation.

Yours faithfully,

Steven Warren

Lead Local Flood Authority