

RE: Site Specific Flood Risk Assessments

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To Adele Waddington

Good afternoon Adele,

Thank you for consulting the Lead Local Flood Authority (LLFA) on site allocations 012 and 015 of the Trawden Forest Neighbourhood Plan. The LLFA has reviewed the information provided within the site-specific flood risk assessments (FRA) and has the following observations to make.

- It is recognised that both site allocations are at significant risk of surface water flooding during the low, medium and high probability rainfall events. The LLFA would therefore strongly recommend against any residential development within these areas, unless and until appropriate flood mitigation measures are put in place to sufficiently reduce the risk of flooding to people and property. Should either of these sites be brought forward for residential development in the future, then details of any such measures will need to be identified by the applicant and incorporated into the development proposal. Any future applicants would also be expected to provide a detailed surface water drainage strategy for the development site. This must comply with Paragraph 103 of the National Planning Policy Framework and Standards 2, 4, 7, 8 and 9 of the non-statutory technical standards for sustainable drainage systems; March 2015. Failure to do so would likely result in an objection from the LLFA.
- Both FRAs indicate that the preferred method of surface water disposal would be via a surface water drainage connection into Trawden Brook. This is considered to be acceptable in principle, subject to sufficient evidence of permeability testing and subject to an appropriate point of discharge being identified. Permissions may also be required from the Environment Agency as Trawden Brook is classified as a Main River at this point. Should permeability testing find infiltration to be a viable option, then this should be used as the primary method for disposing of surface water from the site. For clarity, disposal via a surface water body will only be considered acceptable where infiltration is proven to be unsuitable.
- Both FRAs include a preliminary assessment of the existing surface water runoff rates and storage requirements for the sites. Unfortunately though it is too early for the LLFA to assess or comment on the suitability of these rates, as the total amount of impermeable area has not yet been established. Any agreement regarding post development surface water runoff rates will likely be made once a detailed proposal has been submitted for consideration.

Many thanks,

Chris

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