

West Craven Committee Update Report 4th February 2020

19/0620/FUL – Land to the West of the Playing Fields, Bailey Street, Earby

A further consultation response has been received from LCC Lead Local Flood Authority, as a result of additional drainage information submitted on 20th December 2019. The comments are as follows:

Thank you for re-consulting the Lead Local Flood Authority (LLFA) 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 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 has no objection to the proposed development, subject to the inclusion of recommended planning conditions.

Lead Local Flood Authority advice: Surface water drainage scheme:

The surface water drainage scheme outlined within the applicant's latest drainage strategy report (reference: 19032-PWA-00-XX-RP-C-1000 P03) is only a preliminary issue and may be subject to change following further detailed design and investigation. The applicant will therefore be expected to provide a final surface water drainage scheme for the site once all detailed design and investigation work has been completed. The final strategy will need to be submitted to and approved by the LPA prior to the commencement of any development, and must comply with the requirements of the National Planning Policy Framework and the non-statutory technical standards for sustainable drainage systems; March 2015. The strategy must also be accompanied by an appropriate management and maintenance plan that details how the surface water drainage network will be managed and maintained over the lifetime of the development. The LLFA is satisfied that these details can be secured through the inclusion of the above recommended planning conditions.

In accordance with standard 12 of the non-statutory technical standards for sustainable drainage systems, pumping should only be used to facilitate surface water drainage for those parts of the site where it is not reasonably practicable to drain water by gravity.

Recommended additional conditions:

1. The development permitted by this planning permission shall be carried out in accordance with the following recommendations, as detailed within the outline

drainage strategy report (reference: 19032-PWA-00-XX-RP-C-1000 P3, by: Paul Waite Associates, dated: 10 December 2019):

- a) A detailed investigation of the watercourse located along the southern boundary of the site. The purpose of the investigation is to prove the route of the watercourse and to ensure the downstream culvert is in an adequate condition to accept flows generated from the development site;
- b) A detailed investigation of the existing land drainage in the land to the east side of Bailey Street, Earby. The purpose of the investigation is to ensure that the land drainage is free from silts and debris; and
- c) Replacement of the existing 150mm diameter land drain that is located along the western boundary of the site; These measures shall be fully implemented prior to the commencement of any development, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent flooding by ensuring the satisfactory disposal of surface water from the site and to ensure that there is no flood risk on or off the site resulting from the proposed development.

2. No development shall commence until final details of the design and implementation of an appropriate surface water drainage scheme have been submitted to and approved in writing by the local planning authority. Those details shall include:

- a) A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD);
- b) A full set of flow calculations for the surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return period, plus an appropriate allowance for climate change and urban creep, where applicable. The calculations must also demonstrate that the post development surface water run-off rate shall not exceed 3l/s.
- c) A final site plan showing all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network;
- d) Confirmation of how surface water will be managed within the non-drained areas of the site, i.e. gardens and public open space.
- e) A final site plan showing all overland flow routes and flood water exceedance routes, both on and off site;
- f) Details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses; and
- g) Details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

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.

Reason: To ensure that the proposed development can be adequately drained, to ensure that there is no flood risk on or off the site resulting from the proposed

development, ensure that water quality is not detrimentally impacted by the development proposal; and ensure that appropriate maintenance mechanisms are put in place for the lifetime of the development.

3. No development shall commence until details of how surface water and pollution prevention will be managed during each construction phase have been submitted to and approved in writing by the local planning authority.

Reason: To ensure that the construction phase(s) of development does not pose an undue flood risk on site or elsewhere and to ensure that any pollution arising from the development as a result of the construction works does not adversely impact on existing or proposed ecological or geomorphic condition of water bodies.

In addition, a further objection was received from Earby Town Council, their comments are as follows:

- There is no foul water sewer on Bailey Street. It is a surface water sewer with no foul allowed as the discharge point is "New Cut" beck.
- The schematic drainage plan does not show where the 26 cubic metres of water storage/attenuation is to be located.
- The schematic drainage plan does not specify how the surface water flow from the site is going to be restricted to 3 litres a second.
- The existing ditch/watercourse that is proposed to take the surface water from the site is under the remit of either the Earby & Salterforth Internal Drainage Board or the Environment Agency, and discharges into New Cut Beck. Council insists that both these bodies are re-consulted on the new drainage plan.
- The "flood exceedance plan" for the site indicates that all exceedance water flows are towards the dry stone wall that forms the boundary of the site with existing properties on Wentcliffe Drive. This is totally unacceptable, particularly since the plans do not show any proposals to make improvements at this boundary. Such as making this wall impermeable to protect the adjacent properties from more flooding via that route, or making improvements to the existing land drain at this location.

Recommendation has therefore been changed to Approval, with additional conditions.