

## **West Craven Committee Update Report 1st March 2022**

### **21/0848/FUL – Land to the West of Brogden View Barnoldswick**

The Viability Assessment has been reviewed and found to be acceptable and therefore the requirement for affordable housing provision would result in the development being unviable.

It is recommended therefore that Condition 3 requiring 5% affordable units on the site be removed.

In terms of the submitted Flood risk Assessment both LLFA and United Utilities have expressed concerns over the condition of the site culverts and surface water drains

Revised plans have been submitted which addressed the layout in terms of the easement and increasing the tank capacity. The concerns regarding the conditions of the site culverts and drains can be addressed by appropriate conditions attached to any grant of permission.

Condition 2 has now been revised to take account of both LLFA and UU comments in relation to the condition of the surface water drains and ensure these are free flowing and in good condition as well as the requirements from UU for evidence of site investigations and infiltration rates for the sustainable drainage strategy

**Recommendation: Approval subject to appropriate conditions within the report and the revised condition below.**

Revised Condition 2:

No development shall commence in any phase until a detailed, final surface water sustainable drainage strategy for the site has been submitted to, and approved in writing by, the local planning authority.

The detailed sustainable drainage strategy shall be based upon the site-specific flood risk assessment drainage strategy submitted and sustainable drainage principles and requirements set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems and no surface water shall be allowed to discharge to the public foul sewer(s), directly or indirectly.

Those details shall include, as a minimum:

- a) Sustainable drainage calculations for peak flow control and volume control (1 in 1, 1 in 30 and 1 in 100 + 40% climate change), with allowance for urban creep.
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
  - i. Plan identifying areas contributing to the drainage network, including surface water flows from outside the curtilage as necessary;

- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions, design levels;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each plot to confirm minimum 150mm+ difference for FFL;
  - vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protects groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence (such as a CCTV Survey) showing the condition of the site culverts and drains to demonstrate that they are free flowing and in good condition.
- d) Evidence of an assessment of the site conditions to include a site investigation and test results to confirm infiltration rates and groundwater levels in accordance with industry guidance. The sustainable drainage strategy shall be implemented in accordance with the approved details.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraphs 166 and 168 of the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems.