

Report Title	PLANNING APPLICATIONS
Meeting	WEST CRAVEN COMMITTEE
Meeting Date	4TH AUGUST 2026
Report Author	NEIL WATSON
Directorate	PLACE
Lead Executive Member(s)	COUNCILLOR L. WHIPP
Wards Affected	BARNOLDSWICK
Public. Part Exempt, or Fully Exempt	PUBLIC
Appendices (if any)	NONE

PLANNING APPLICATIONS

PURPOSE OF REPORT

To determine the attached planning application.

REPORT TO WEST CRAVEN COMMITTEE ON 04TH AUGUST 2026

Application Ref: 25/0357/CND

Proposal: Approval of Details Reserved by Condition: Discharge Condition 9 (Surface Water Sustainable Drainage Scheme) of Planning Permission 21/0111/FUL (Appeal Ref: APP/E2340/W/21/3288078).

At: Land To The West Of Brogden View

On behalf of: Mr David Devine

Date Registered: 28/05/2025

Expiry Date: 25/11/2025

Case Officer: Laura Barnes

This application is before committee for determination as it has been called in by a Councillor.

Site Description and Proposal

The application site relates to the erection of 19 bungalows on land off Brogden Lane. At the time of the site visit, the dwellings had been completed and there were people living in them.

This application requests the discharge of condition number 9 on the Planning Permission. The condition is listed below:

9. No development shall commence until a final, detailed surface water sustainable drainage scheme for the site has been submitted to, and approved in writing by, the Local Planning Authority. The detailed sustainable drainage scheme shall be based upon the site-specific flood risk assessment submitted and the sustainable drainage principles set out in the National Planning Policy Framework, Planning Practice Guidance and Defra Technical Standards for Sustainable Drainage Systems. No surface water shall be allowed to discharge to the public foul sewer(s), either directly or indirectly. The detailed sustainable drainage scheme shall include, as a minimum:

a) Final sustainable drainage plans appropriately labelled to include:

- i. A final surface water drainage layout plan showing all pipe and structure references, dimensions and design levels;
- ii. A plan identifying the areas contributing to the surface water drainage network, including surface water flows from outside the curtilage as necessary;
- 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 building;
- 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, protect groundwater and surface waters, and deliver suitably clean water to sustainable drainage components.

b) A full set of sustainable drainage 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 additional 40% allowance for climate change and a 10% allowance for urban creep. Surface water run-off must not exceed a maximum rate of 10.6l/s

The scheme shall be implemented in accordance with the approved details prior to first occupation of any of the approved dwellings.

Relevant Planning History

21/0111/FUL: Full: Major: Erection of 19 No. bungalows (Over 55) with associated landscaping, car parking and access from Brogden Lane.

Allowed at appeal (reference APP/E2340/W/21/3288078)

Consultee Response

LLFA: The Lead Local Flood Authority is able to recommend the discharge of condition 9 on planning decision 21/0111/FUL.

United Utilities: Further to our review of the submitted drainage layout (ref 31203-SUT-ZZ-XX-DR-C-655-0001, Rev X02, United Utilities has no objection to conditions relating to drainage being discharged.

When considering their drainage proposal, it is the applicant's responsibility to investigate the existence of any infrastructure that might impact their detailed design. This includes water, wastewater, operational and/or abandoned pipelines. United Utilities will not routinely carry out this assessment when reviewing drainage proposals submitted within a planning application. Where infrastructure exists, the drainage design must comply with the relevant United Utilities guidelines and/or Building Regulations. Further information is available on our website: Working near our pipes - United Utilities. Failure to consider existing infrastructure when designing a drainage proposal may result in the applicant having to redesign proposals at a later date. We request that a copy of this letter and the Appendix is made available to the applicant.

Public Response

None required

Officer Comments

As part of the discharge of conditions process, a gully survey was undertaken. The applicant has also submitted a technical note, flood risk assessment and drainage strategy, which sets out the details of the site drainage. This has been reviewed by the statutory consultees who have removed their objections. I have no reason to depart from this view.

The condition can be discharged, subject to implementation.

RECOMMENDATION:

Discharge condition 9, subject to implementation.

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LIST OF BACKGROUND PAPERS

Planning Applications

NPW/MP

Date: 22nd July 2026