

Planning Committee Update Sheet – 13^h December 2017

Item 6

Planning Application 07/2017/2644/FUL – Mather Fold Farm, Hoghton Lane, Hoghton

1) The Local Lead Flood Authority have raised no objections to the proposal subject to the imposition of drainage conditions detailed in the Officer's report in addition to the following condition:

No development shall commence until 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.

Those details shall include, as a minimum:

- a) Information about the lifetime of the development, design storm period and intensity (1 in 30 & 1 in 100 year + allowance for climate change see EA advice Flood risk assessments: climate change allowances'), discharge rates and volumes (both pre and post development), temporary storage facilities, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses, and details of floor levels in AOD;*
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate.*
- c) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);*
- d) Flood water exceedance routes, both on and off site;*
- e) A timetable for implementation, including phasing as applicable;*
- f) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;*
- g) Details of water quality controls, 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.

REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy

2) Three late letters of objection have been received from nearby properties.

Within these letters concerns have been raised regarding Green Belt, privacy, highway safety and ecology. These issues are already fully addressed in the Officer's report.