

Late Information Report –

Planning Committee 17th May 2021

This report brings to the attention of the Planning Committee any late information, amendments, or corrections to the agenda items that have been published. The report is circulated at the start of the Committee meeting and copies can be inspected by anyone attending that meeting.

Late information, amendments, or corrections

Planning Ref. 2020/20076/FUL

Proposal:

Additional Information Received

Further response from LLFA citing:

The submitted documents demonstrate a reasonable approach to the management of surface water on the site. The LLFA recommend that the following conditions are attached to any permissions granted:

No above ground works to the dwellings approved shall take place until a scheme for the disposal of foul and surface water from the site has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. Unless otherwise agreed in writing with the Local Planning Authority, the scheme shall include:

- (i) separate systems for the disposal of foul and surface water;
- (ii) a detailed drainage strategy to demonstrate that the post-development surface water discharge rate to any soakaway, watercourse or sewer does not exceed the pre-development (greenfield) rate. The drainage strategy shall include details of the peak surface water runoff rate from the development for the 1 in 1 year rainfall event and the 1 in 100 year (+30% climate change allowance) rainfall event, and shall demonstrate that the peak post-development runoff rate does not exceed the peak pre-development greenfield runoff rate for the same event;
- (iii) details of any necessary flow attenuation measures, including the use of SUDS where appropriate;
- (iv) details of the measures taken to prevent flooding and pollution of any receiving groundwater and/or surface waters (including watercourses) and any off-site works required to ensure adequate discharge of surface water without causing flooding or pollution (including refurbishment of existing culverts and headwalls or removal of unused culverts where applicable);
- (v) flood water exceedance routes, both on and off site;
- (vi) means of access for maintenance and easements (where applicable);
- (vii) a timetable for implementation, including any phasing of works. The duly approved scheme shall be implemented before any of the dwellings hereby approved are first occupied, or within any other timescale first agreed in writing with the Local Planning Authority.

Reason: To ensure that the development is not at risk of flooding and does not increase flood risk elsewhere, and that adequate measures are put in place for the disposal of foul and surface water in accordance with the requirements of Craven Local Plan and the National Planning Policy Framework.

LLFA C4 - Maintenance

No development shall take place until a suitable maintenance of the proposed SuDS drainage scheme arrangement has been demonstrated to the local planning authority. Details with regard to the maintenance and management of the approved scheme to include; drawings showing any surface water assets to be vested with the statutory undertaker/highway authority and subsequently maintained at their expense, and/or any other arrangements to secure the operation of the approved drainage scheme/sustainable urban drainage systems throughout the lifetime of the development.

Reason: To prevent the increased risk of flooding and to ensure the future maintenance of the sustainable drainage system

Public Comments:

A third party representation has been received raising issues relating to highways, this has been circulated separately

Amendments to the Report or Recommendation

Recommendation updated to: APPROVE, subject to completion of a s106 Agreement and additional conditions to be imposed following the LLFA recommendations.

Planning Ref.

Proposal.

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

Planning Ref. XXXX

Proposal. XXXX

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A

Planning Ref. XXXX

Proposal.

Additional Information Received

Amendments to the Report or Recommendation

N/a

Planning Ref. xxxxxx

Proposal. xxxxx

Additional Information Received

N/A

Amendments to the Report or Recommendation

N/A