

Re: PA/2019/460 Planning Application at Land west of Kettleby Lane, Kettleby Lane, Wrawby

Billy Green on behalf of LLFAdrainageteam

Tue 02/04/2019 16:18

To: Planning <Planning@northlincs.gov.uk>; Scott Jackson <Scott.Jackson@northlincs.gov.uk>;

Scott

Currently there is insufficient information provided to enable a drainage assessment to be carried out. The application does not provide a housing/drainage layout or drainage calculations to support proposals. A Highway Drain exists in the highway north of this development site which could be utilised for outfall for the developed site (commuted sums may be payable by the developer if upgrades to this system are required). There is also the potential that additional development be built on land (which the developer owns) to the west and south of the site in the future. It is our preference that an overall drainage strategy be applied for this and future development(s) rather than in piecemeal format.

Notwithstanding the above the LLFA Drainage Team has no objection to the proposed development subject to the imposition of the following planning conditions:

1) No development shall take place until a detailed surface water drainage scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development.

The drainage scheme shall demonstrate that surface water runoff generated up to and including the 1 in 100 year critical storm (including an allowance for climate change) will not exceed the runoff from the existing site. It shall also include details of how the resulting completed scheme is to be maintained and managed for the lifetime of the development so that flood risk, both on and off the site, is not increased. SuDS must be considered. **Reference should be made to North Lincolnshire Councils SuDS and Flood Risk Guidance Document.** The document is available to view on the website [here](#) and [here](#). *Should infiltration not be feasible at the site, alternative sustainable drainage should be used, focusing on above ground solutions.*

2) The drainage scheme shall be implemented in accordance with the approved submitted details required by the above condition (reference approved condition number above) and shall be completed prior to the occupation of any dwelling or building within each phase or sub phase of the development on site and thereafter retained and maintained in accordance with the scheme for the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To prevent the increased risk of flooding to themselves and others, to improve and protect water quality, and to ensure the implementation and future adoption & maintenance of the sustainable drainage features in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy.*

Kind Regards,

**North Lincolnshire Council Flood Risk Team
Lead Local Flood Authority**

Community Services
Places Directorate
8-9 Billet Lane
Scunthorpe
DN15 9YH
Tel: 01724 297522

Note: For all future correspondence via email, please reply to LLFAdrainageteam@northlincs.gov.uk



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Contact: fostering@northlincs.gov.uk / 01724 297024



From: Caroline Hart <planningapplications@northlincs.gov.uk>

Sent: 14 March 2019 15:19

To: LLFAdrainageteam

Subject: PA/2019/460 Planning Application at Land west of Kettleby Lane, Kettleby Lane, Wrawby

Dear Sir/Madam,

Application No: PA/2019/460

Proposal: Outline planning permission with all matters reserved (up to 6 dwellings)

Site Location: Land west of Kettleby Lane, Kettleby Lane, Wrawby

Applicant: Mr Garth Stephenson

Case Officer: Scott Jackson

Your views are requested on the above application. You can now view the application and associated documents directly on the web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2019/460>

You can if you wish also send your comments to us using this service by clicking on the "submit comment" button at the bottom of the application screen (this facility will only be available to use until the consultation period expires) or alternatively email us at planning@northlincs.gov.uk. **Whilst we will endeavor to ensure that all the documents are available to view as soon as you receive this email, this may not always be possible. They will usually be available by the following day.**

Any comments should reach me (paper or electronic) no later than 21 days from the date of this email, following which time the council may proceed to determine the application. In the meantime if you have any queries about the proposal these should be directed to the case officer named above.

If you have no objections or comments to make then early notification of this will assist me to deal with the application promptly. Any comments you do make will appear on the council's web site.

Development Management

North Lincolnshire Council

Civic Centre

Ashby Road

Scunthorpe

North Lincolnshire

DN16 1AB

Tel: 01724 297000

Web: www.northlincs.gov.uk

Ref:a191p00000RcrcN



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