

# Re: PA/2019/1031 Planning Application at land east of St Georges Court, Redbourne

LLFAdrainageteam

Fri 26/07/2019 09:01

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

Scott

The LLFA Drainage Team has no objection to the proposed development subject to the imposition of the following planning conditions and informative comments/notes to developer:

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. **This must be based upon the submitted Drainage Strategy Report by Mason Clark Associates, Ref: 16931-L-RP-002-R0, Dated: October 2018**

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 fully 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.

## Informative Comments

1. Option 1 is the LLFA Drainage Teams preferred Drainage solution for the development (Dry Pond as detailed on Page 17 /49 of the submitted Drainage Strategy Report).
2. Highway Drainage Exists on Carr Lane which could be utilised as a high level outfall for the development.

Kind Regards,

**Lead Local Flood Authority  
Flood Risk and Drainage Team**

**North Lincolnshire Council**

Asset and Infrastructure Services  
 8-9 Billet Lane  
 Scunthorpe  
 DN15 9YH  
 Tel: 01724 297522

Note: Please quote planning application reference numbers on all future correspondence



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 if you want to foster, adopt or become a social worker  
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Contact: [fostering@northlincs.gov.uk](mailto:fostering@northlincs.gov.uk) / 01724 297024



**From:** Sharon Mitcheson <[planningapplications@northlincs.gov.uk](mailto:planningapplications@northlincs.gov.uk)>

**Sent:** 04 July 2019 14:44

**To:** LLFAdrainageteam

**Subject:** PA/2019/1031 Planning Application at land east of St Georges Court, Redbourne

Dear Sir/Madam,

**Application No:** PA/2019/1031

**Proposal:** Outline planning permission to erect 16 dwellings with appearance, landscaping, layout and scale reserved for subsequent approval

**Site Location:** land east of St Georges Court, Redbourne

**Applicant:** Ralph Day

**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/2019/1031>

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](mailto: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

Asset Management and Development

Church Square House

30-40 High Street

Scunthorpe

DN15 6NL

Tel: 01724 297000

Web: [www.northlincs.gov.uk](http://www.northlincs.gov.uk)

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