

# RE: PA/2021/1755

LLFAdrainageteam

Thu 20/01/2022 08:32

To: Tanya Coggon <Tanya.Coggon@northlincs.gov.uk>; Planning <Planning@northlincs.gov.uk>;

Cc: Roy Lobley <Roy.Lobley@outlook.com>; 'Tom Strawson' <tom@quodosproperty.co.uk>; Paul Huteson <paul.huteson@deltasimons.com>; Highwaydevelopment <Highwaydevelopment@northlincs.gov.uk>;

Good morning Tanya,

The revised documentation still fails to provide the required detailed level of site investigation with respect to the soakaway design and it's possible interaction with groundwater. Moving forward, the soakaways will, I assume, form part of the section 38 agreement but will be offered up for adoption by the developer to the council and as such we require this detailed level information to ensure that the soakaways are built to long term effectiveness. **The developer also needs to be aware that a surface water drainage system may exist on the northern boundary of the site which could be utilised. This requires further investigation at detailed design stage.**

Notwithstanding the above, the LLFA Drainage Team **withdraw their objection** to the proposed development subject to the imposition of the following planning conditions and informative comments:

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 hydro-geological 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 **which should be based on the current national guidance** 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. **Refer to Informative comments.**

**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 maintenance of the sustainable drainage structures in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 159 to 169 of the NPPF

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 maintenance of the sustainable drainage structures in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 159 to 169 of the NPPF

3. No development shall take place until details showing an effective method of preventing surface water run-off from hard paved areas within the site onto the highway have been approved in writing by the Local Planning Authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained. **Refer to Informative comments.**

**Reason:** In the interests of highway safety and to comply with policy T19 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 159 to 169 of the NPPF

4. No development shall take place until details showing an effective method of preventing surface water run-off from the highway onto the developed site is submitted to and approved in writing by the Local Planning Authority. These facilities shall be implemented prior to the access and parking facilities being brought into use and thereafter so retained. **Refer to Informative comments.**

**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 maintenance of the sustainable drainage structures in accordance with Policy DS16 of the North Lincolnshire Councils Local Plan & Policies CS18 and CS19 of the North Lincolnshire Councils Core Strategy and paragraphs 159 to 169 of the NPPF

## **INFORMATIVE COMMENTS**

1. Our records indicate that the proposed development site may have a surface water drain on the northern boundary of the development. Following inspection, the watercourse may need to be cleared, replaced, protected or diverted by the landowner at their expense in accordance with their riparian responsibilities. An easement adjacent to the watercourse may need to be provided for future maintenance. Any other drainage feature found during excavations must be immediately reported to the LLFA Drainage Team, via email prior to any further construction works being carried out. Please refer to the attached document detailing riparian rights and responsibilities  
<http://m.northlincs.gov.uk/public/publications/RiparianGuidance/index.html#page=1>.  
Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.
2. **The proposals indicate a new access is to be provided over and / or connection may be required into the surface water drain (overflow from soakaways or direct connection).** This must be consented by North Lincolnshire Councils LLFA Drainage Team, in their capacity as Lead Local Flood Authority, and/or the local Internal Drainage Board through an Ordinary Watercourse Consent and appropriate discharge rates must be agreed. Please contact the LLFA Drainage team via email for further details. Compliance with this guidance is to ensure the free flow of surface water is maintained throughout the development.

Kind Regards

Billy Green on behalf of the LLFA Drainage Team  
Flood Risk Team  
Asset & Infrastructure Services  
North Lincolnshire Council

Note: Please quote planning application reference numbers on all future correspondence and copy the LLFA Email to all correspondence

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**From:** Tanya Coggon <Tanya.Coggon@northlincs.gov.uk>

**Sent:** 20 January 2022 07:27

**To:** LLFAdrainageteam <LLFAdrainageteam@northlincs.gov.uk>; Planning <Planning@northlincs.gov.uk>  
**Subject:** FW: PA/2021/1755

LLLA: Do you want to comment on the email below?

Planning please place emails into Salesforce.

Thanks

Tanya Coggon  
Principal Development Management Officer – Major Applications  
(01724) 297486 (Mon-Thurs)

North Lincolnshire Council  
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**From:** Roy Lobley <[Roy.Lobley@outlook.com](mailto:Roy.Lobley@outlook.com)>

**Sent:** 20 January 2022 07:17

**To:** Paul Huteson <[paul.huteson@deltasimons.com](mailto:paul.huteson@deltasimons.com)>; LLFAdrainageteam <[LLFAdrainageteam@northlincs.gov.uk](mailto:LLFAdrainageteam@northlincs.gov.uk)>; Tom Strawson <[tom@gudosproperty.co.uk](mailto:tom@gudosproperty.co.uk)>; Planning <[Planning@northlincs.gov.uk](mailto:Planning@northlincs.gov.uk)>; Tanya Coggon <[Tanya.Coggon@northlincs.gov.uk](mailto:Tanya.Coggon@northlincs.gov.uk)>

**Cc:** Paul Bennett <[paul.bennett@deltasimons.com](mailto:paul.bennett@deltasimons.com)>; Caroline Chave <[caroline@chaveplanning.com](mailto:caroline@chaveplanning.com)>; Paul Bennett <[paul.bennett@deltasimons.com](mailto:paul.bennett@deltasimons.com)>

**Subject:** RE: PA/2021/1755

Hi Billy,

My revised report which now includes a Flood Risk Assessment does confirm that there have been no known instances of ground water flooding in the area. I have also quoted the paragraph from the Delta Simons report which says:

*4.10 A spring is noted to originate at the interface between the Kirton Cementstone Formation (Interbedded Limestone and Mudstone) and the Kirton Cementstone Formation (Limestone) with the resulting stream flowing in an easterly direction away from the Site towards the River Ancholme and area of lower elevation.*

I have said that the risk of flooding from groundwater is **low**, this is because I have said in other reports that there is no risk from groundwater flooding in similar areas, but the EA have said you can never say no risk!

However, given the evidence from the DS report and my knowledge of the Lincolnshire limestone I am prepared to say that, in this instance, there is no risk of flooding from groundwater.

Regards

Roy

## Roy Lobley

Roy Lobley Consulting  
22a Brinkhall Way, Welton, Lincoln. LN2 3NS

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**Subject:** RE: PA/2021/1755

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Morning Tom

We are requesting the additional site investigation as detailed in our response which your consultant said had been carried out but was not included in the reports.

The current site investigation is not carried out to an acceptable depth as discussed.

We await clarification on the above matter before commenting further

Kind Regards

Billy Green on behalf of the LLFA Drainage Team

Flood Risk Team

Asset & Infrastructure Services

North Lincolnshire Council

Note: Please quote planning application reference numbers on all future correspondence and copy the LLFA Email to all correspondence

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**From:** Tom Strawson <[tom@qudosproperty.co.uk](mailto:tom@qudosproperty.co.uk)>

**Sent:** 14 January 2022 07:32

**To:** Billy Green <[Billy.Green@northlincs.gov.uk](mailto:Billy.Green@northlincs.gov.uk)>; LLFAdrainageteam <[LLFAdrainageteam@northlincs.gov.uk](mailto:LLFAdrainageteam@northlincs.gov.uk)>

**Cc:** Roy Lobley <[Roy.Lobley@outlook.com](mailto:Roy.Lobley@outlook.com)>; Paul Huteson <[paul.huteson@deltasimons.com](mailto:paul.huteson@deltasimons.com)>; Paul Bennett <[paul.bennett@deltasimons.com](mailto:paul.bennett@deltasimons.com)>; Caroline Chave <[caroline@chaveplanning.com](mailto:caroline@chaveplanning.com)>

**Subject:** PA/2021/1755

Morning Billie,

I was disappointed to see the attached document when I thought our video meeting and subsequent information produced met all your concerns.

Please can you advise what you are still missing or what is unsatisfactory?

Kind Regards

Tom



TOM STRAWSON BSc (HONS) MRICS  
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