

# RE: Planning Application at land north of garages Warley Road, Scunthorpe

LLFAdrainageteam

Thu 30/06/2022 11:32

To: Planning <Planning@northlincs.gov.uk>; Jennifer Ashworth [REDACTED]

Cc: Andy Fidell [REDACTED]; Mick Johnson [REDACTED]

📎 1 attachment

20833\_BSB\_00\_XX\_DR\_A\_0009A\_Location Plan.pdf;

Good morning Jen,

Further to previous discussions and with respect to the revised location plan (Drawing No: 0009/Rev: A) and Issue 2 of the Site Investigation (46663-001) and Issue 1 of the Remediation Implementation Plan (46663-002), both received by email today (not currently on portal). There are major detailed design issue to be resolved with respect to soakaway design, feasibility and locations (currently proposed on the northern boundary where localised surface water flood risk is present). For minor developments, I would also suggest you consider upsizing the pipe network increasing storage around your development to cater for more intense storm conditions. Although this is not a requirement in terms of surface water flood risk compliance it would be good practice on your behalf to ensure an increased level of resilience for the development and its future occupiers.

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

1. No development shall take place until a detailed Flood Risk Statement and Drainage Strategy is submitted to and approved in writing by the Local Planning Authority. This should outline all sources of flood risk (including surface water, ground water and ordinary watercourse) and proposals to mitigate this and include preliminary drainage layout plans. SuDS should be considered. Full ground investigations must be carried out along with a feasibility assessment for infiltration. Infiltration tests should comprise full scale tests to demonstrate long term effectiveness and suitability. 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](#). **The development lies within an area identified as at risk of localised flooding and as such the proposed development surface water drainage system also needs to include for this loss of functional flood plain area in the detailed surface water drainage design and this needs to include increased capacity in the proposed surface water drainage system**

**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. 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.

**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

3. 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.

**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

**NOTES TO DEVELOPER**

1. There are fundamental discrepancies in the site investigation report and the proposed soakaway design. These issues need to be fully addressed. For example unstable and collapsed ground conditions during soakaway testing and BRE soakaway testing not being possible and the incorrect infiltration rate being referenced on the drainage layout
2. The detailed design also needs to include the access road leading to the development.
3. It must be noted that the developer owns land to the west which may be developed. It would be preferable that an overarching surface water drainage solution needs to be provided for the whole site if it to be developed in the long term. Soakaways would appear not be a good long term surface water drainage solution for this catchment and an high level overflow may be required into the surface water sewer on Warley Road.

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:** Sarah-Lee Bootland [REDACTED]  
**Sent:** 31 May 2022 16:35  
**To:** LLFAdrainageteam [REDACTED]  
**Subject:** Planning Application at land north of garages Warley Road, Scunthorpe

Dear Sir/Madam,

**Application** PA/2022/873

**No:**

**Proposal:** Planning permission to erect four affordable homes and associated car and visitor parking, new boundary treatments, and hard and soft landscaping - NEW DOCUMENTS - Drainage Details Sheet 1, Drainage Details Sheet 2, Drainage Layout, External Works, Highway Construction Details and Surface & Kerbing

**Site** land north of garages Warley Road, Scunthorpe

**Location:**

**Applicant:** Mr Martin Phillips, Ongo Homes Ltd

**Case** Jennifer Ashworth

**Officer:**

Amended and/or additional information has been submitted in connection with this application and a copy is available for you to view on the council's web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2022/873>

A response by email at [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk) would be appreciated. **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 further comments should be made in writing to this address to reach me no later than 14 days from the date of this letter, 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. Please bear in mind that any comments you do make will appear on the Council's web site [[www.northlincs.gov.uk](http://www.northlincs.gov.uk)][www.northlincs.gov.uk](http://www.northlincs.gov.uk).

If you have no objections or comments to make as a result of the amended information then early notification of this will assist me to deal with the application promptly.

### **Development Management**

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Business Development  
Church Square House  
30-40 High Street  
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DN15 6NL

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