To: The Programme Officer. South Ribble Site Allocations and Development Policies

From: Dennis Abbott. Reference Site"P"

This is to expand my objections and to give a possible solution to the problems associated with Site P to be considered by the Inspector.

I have identified and have photographic evidence of flooding to properties on Leyland Lane adjacent to Site "P"

To précis the problems that exist. There is Significant Drainage Issues affecting properties adjacent to Site "P". During periods of inclement weather and heavy rainfall, the fields at the rear of properties bordering Site "P" gets saturated and heavy run off occurs onto the properties bordering these fields. I have lived in my property for just over 2 years and have experienced flooding on 3 occasions. I have a path that runs down the centre of my garden which is raised from the surrounding garden and lawn by about 4 inches. There is a drain cover on this path and on each flooding occasion I have had to raise this cover to help get water drained away. After several days of dry weather there is still standing water on the fields at the rear.

I would like to bring to your attention to the relevant part of a report by The Halcrow Group, prepared for Preston City Council on behalf of Partner Authorities. This report titled "Outline Water Cycle Study, Final Report". The part of the report Safeguarded Site, Wade Hall, which encompasses Site "P" and is referenced LOW1. States, and I quote, "Both the Bedrock (which is aquifer type Secondary B, a fairly low permeability rock) and superficial layer are relatively low permeability making infiltration less likely. Reasonable prospects of attenuation due to nearby watercourse". In addition I bring to your attention Page 188 of this report. Which I attach.
I am no expert on flooding from rivers or surface water, but building on low permeability ground can only exacerbate and increase the problems already existing.

After discussions with Local Authority Council Officers, I feel we may have some common ground to minimise the increased risk to existing properties. This would take the form of a buffer zone between existing properties and proposed development. This buffer zone could follow the existing field boundaries. This would leave a "Green Area" of approx. 70 Metres. This would give any surface water flooding a chance to drain away. If this area was landscaped it could also become an amenity for both the existing and future population

Attachments:

Environment Agency Map showing my proposed Buffer Zone.
Part of Report From Halcrow as detailed in my submission above.
Page 188 of same report.
8 photographs showing flooding
4 photographs showing standing water in adjacent field
1 Photograph as a comparison

cc South Ribble Borough Council

Environment Agency

Enter a postcode or place name:

Leyland, Lancashire Go

Other topics for this area...

Risk of Flooding from Rivers and Sea

Risk of Flooding from Rivers and Sea

X: 352,971;Y: 420,567 at scale 1:15,000

Data search Text only version

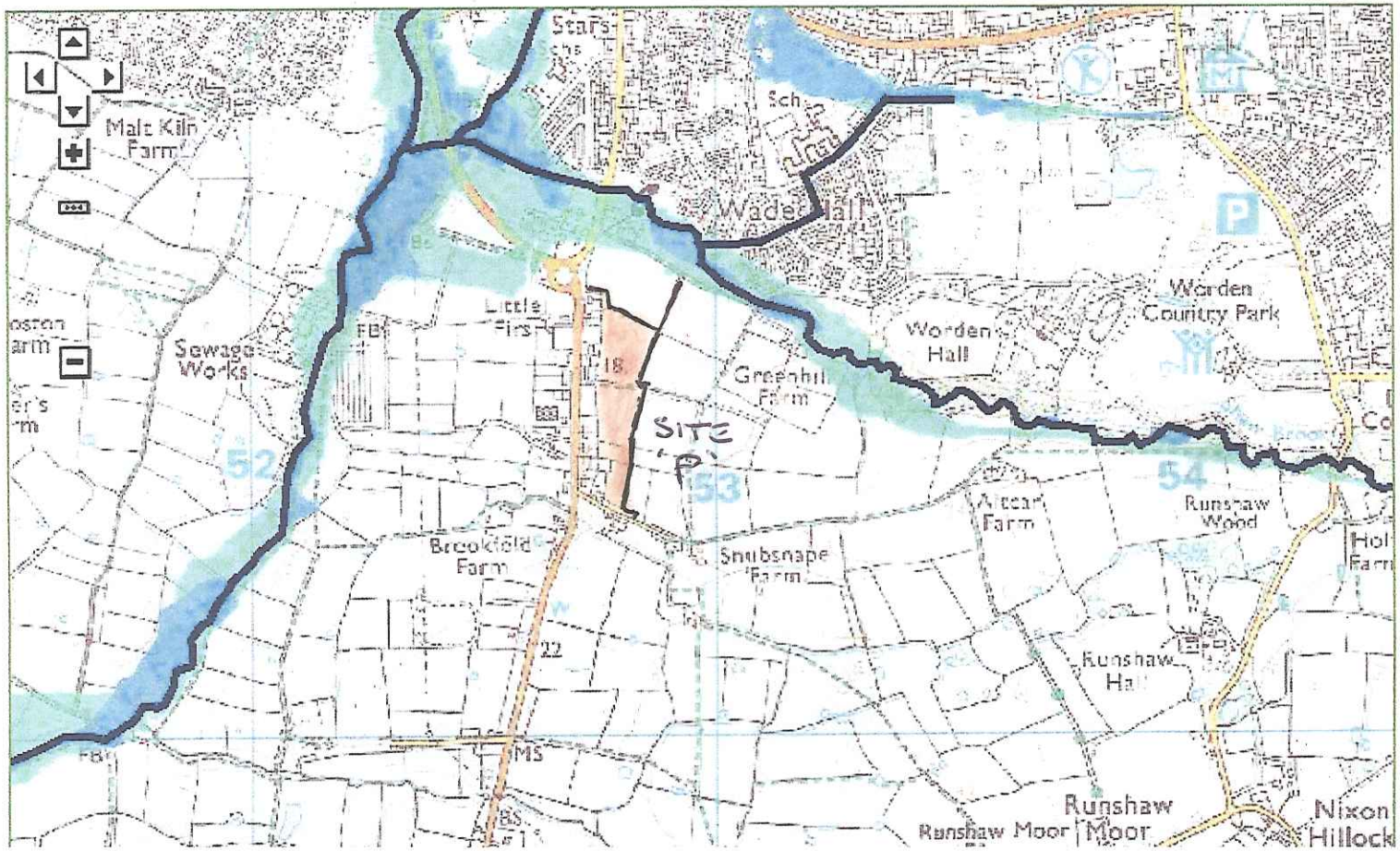
Map legend

Click on the map to see what is the Risk of Flooding at a particular location.

Flood Maps

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

PROPOSED BUFFER ZONE



Settlement	Ref	Borough	Watercourses	NVZ	SPZ	Geology	SUDS likely to be suitable
c(6), Brindle Road		Ribble	within the settlement boundary. The nearest watercourse is about 0.8km from the site's north east corner.			(undifferentiated) - sandstone and conglomerate, interbedded. Superficial: Till	infiltration being viable. Reasonable prospects for attenuation due to nearby watercourse.
Safeguarded site a north part, South of Factory Lane	MF1	South Ribble	There are no known watercourses within the settlement boundary. The nearest watercourses are about 0.9km from the site's northern boundary, 1.5km from the site's eastern boundary and 1.6 from the site's western boundary.	no	None	Bedrock: Triassic Rocks (Undifferentiated) – Mudstone, Siltstone and Sandstone Superficial: Till	Both the bedrock (which is aquifer type Secondary B, a fairly low permeability rock) and superficial layer are relatively low permeability making infiltration less likely. Reasonable prospects for attenuation due to nearby watercourse.
Safeguarded site e, Wade Hall	LOW1	South Ribble	A watercourse passes through the north east corner of the site.	Yes	None	Bedrock: Triassic Rocks (Undifferentiated) – Mudstone, Siltstone and Sandstone Superficial: Till	Both the bedrock (which is aquifer type Secondary B, a fairly low permeability rock) and superficial layer are relatively low permeability making infiltration less likely. Good prospects for attenuation due to nearby watercourse.
Land at Riverside/ Lostock Lane	BBW7	South Ribble	There are no known watercourses within the settlement boundary. The nearest watercourse is <0.1km from the site's northern boundary.	Yes	None	Bedrock: Triassic Rocks (Undifferentiated) – Mudstone, Siltstone and Sandstone Superficial: Alluvium.	Infiltration prospects are good due to permeable geology. Also good prospects for attenuation due to nearby watercourse.
Leyland andBirmingham Rubber Works and Adjacent Land, Golden Hill Lane	GH2	South Ribble	There are no known watercourses within the settlement boundary. The nearest watercourses are about 0.2km from the site's southern boundary, 0.4km from the site's northern boundary and 0.2km from the site's eastern edge.	Yes	None	Bedrock: Triassic rocks (undifferentiated) - sandstone and conglomerate, interbedded. Superficial: Till.	Both the bedrock (which is aquifer type Secondary B, a fairly low permeability rock) and superficial layer are relatively low permeability making infiltration less likely. Good prospects for attenuation due to nearby watercourse.
Safeguarded site A, Southern Part	CH2	South Ribble	There are no known watercourses within the settlement boundary. The nearest watercourses are about 1.4km from the site's northern boundary, 1.5km from the site's eastern boundary	no	None	Bedrock: Triassic Rocks (Undifferentiated) – Mudstone, Siltstone and Sandstone Superficial: Till	Both the bedrock (which is aquifer type Secondary B, a fairly low permeability rock) and superficial layer are relatively low permeability making infiltration

Settlement	Reference Number	WwTW infrastructure capacity	Wastewater network infrastructure capacity	Flood risk	Surface water management	Overall assessment
			(to be completed in 2013) where capacity will be available.			
Safeguarded site e, Wade Hall	LOW1	There is a capital maintenance scheme ongoing at present to improve compliance issues (NH3) at Leyland WwTW but this will not provide any further capacity.	The Leyland WwTW will not be able to accommodate the additional load from all of the potential developments within it's catchment area, either within its consented flow or the existing treatment units. Individual assessments of development site will need to be undertaken by UU to ensure there is no knock on impact on foul flooding or intermittent discharge. United Utilities has a proposal to divert the flow from development to the North of the catchment into the Preston (Clifton Marsh) catchment, via a new tunnel (to be completed in 2013) where capacity will be available.	Steep land falling to west. Parts of the site are in Flood Zones 1, 2 and 3. Sequential approach to site design required.	Both the bedrock and superficial layer are relatively low permeability making infiltration less likely. Reasonable prospects for attenuation due to nearby watercourse.	Site specific FRA should steer development away from high flood risk areas. Favourable location for development if UU assessment confirms this. Agreement with EA required for attenuation to watercourse.
Leyland, Mixed use / Employment Sites