

## **Appeal ref 3295556**

Land adjacent to HMP Garth and HMP Wymott

Response to Inspector's Queries relating to Flood Risk and Drainage

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- 1.1 This note provides a response to the Inspector's queries raised at the planning appeal inquiry with regards to flood risk and drainage. Each query is addressed below.

### **What led to the Environment Agency (EA) updating the flood risk maps for this area?**

- 1.2 The EA updated the Flood Map for Planning (Rivers and Sea) after the submission of the planning application to rectify a previously identified error in the base data which incorrectly placed areas of the appeal site within flood zones 2 and 3.
- 1.3 The EA's explanation of the error can be found at the top of page 5 of the submitted Flood Risk Assessment (CD/A18) and is also extracted below for ease:

*"When putting this data together, we have noticed that there is an area in the published flood zones which does not align to the Fluvial outputs from the Tidal 2014 Study. Therefore, the Flood Zones will be updated on gov.uk."*

### **Surface water flood events on Moss Lane**

#### What causes these flood events?

- 1.4 The Appellant has limited information about the flood events referred to on Moss Lane, primarily comprising a selection of photographs provided during public engagement events.
- 1.5 Figure 4 in the Flood Risk Assessment (CD/A18) shows an area of increased surface water flooding risk approximately 500m north of the Moss Lane/ Ulnes Walton Lane junction, which is consistent with the location of the reported past flood event(s) on Moss Lane.
- 1.6 It is considered that this area of increased risk is linked to a topographical low point in the road (evident in the topographical survey CD/A42) and may have been exacerbated by a failure of existing drainage at this location.
- 1.7 The mapping shows that the depth of any surface water flood event would be limited to the kerb heights on either side of the road before flowing on to the verges and utilising road side ditches / depressions to the west. This is consistent with the predicted maximum depths of 300mm on the long term flood risk mapping and the photographs provided.

#### Are there any official records of these flood events?

- 1.8 The Lead Local Flood Authority (LLFA) are responsible for recording any flood events in line with the requirements of the Flood and Water Management Act 2010.
- 1.9 The LLFA have advised verbally that flood events are detailed within the Strategic Flood Risk Assessment (SFRA). The most recent SFRA for the Central Lancashire area is dated December 2007 and so predates these events. There is thus no publicly available record of these events.

What impact would the proposed development have on these flood events?

- 1.10 The proposed surface water drainage scheme for the site (CD/A21) has been designed to ensure there is no adverse off-site impact as a result of the proposed development. This would be achieved through controlled flow rates leaving the site with any flows in excess of this being attenuated within the proposed development area.
- 1.11 It will therefore not result in any increased surface water flood risk to Moss Lane or any off-site location, and may actually offer betterment as there will be a restriction of flows from the appeal site during higher magnitude events.
- 1.12 Detailed drainage schemes will be prepared in order to discharge proposed conditions 6 and 21.