

## Department of Place

### Lead Local Flood Authority

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Date: 29<sup>th</sup> March 2019

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BY EMAIL: [mariebarrett@schofieldsweeney.co.uk](mailto:mariebarrett@schofieldsweeney.co.uk)

Dear Mr Schofield

**RE: Application Number 17/04591/MAF  
Demolition of steel framed agricultural building, agricultural shed and the  
residential development of 133 dwellings with associated infrastructure, works and  
access: Land at Bingley Road, Menston and Menston parish Council ('MPC')**

I refer to your letter of 07<sup>th</sup> March 2019 in respect to the above planning application.

The Councils Regulatory and Appeals Committee resolved to approve the planning application at the 7<sup>th</sup> February 2019 meeting and the decision whether to call-in the application is currently with the Secretary of State following a request from Philip Davies MP. For this reason, I will forward a copy of your letter to the Secretary of State whilst the decision to call-in the application is currently being considered.

In relation to the main content of your letter, I believe it would be beneficial to outline the terms of the commission between the Council and their expert advisor, Arup's, in the review of this planning application.

Owing to the complex submissions from both the applicants and objectors around flood risk and in particular ground water emergence, the Council in its role as Local Planning Authority sought expert professional services to review all available documentation deemed necessary with respect to the developments proposals for flood risk mitigation and surface water drainage disposal. In engaging with Arup's the Local Planning Authority required the objectives of the commission to be as follows;

- Assessment of the application relative to the risk of surface water and groundwater flooding affecting receptors both within and beyond the application site.
- Attendance at the any future planning committee meeting with respect to the application.

Following this commission, the review process and subsequent reports undertaken by Arup's have been uploaded onto the planning portal for public access. The uploaded reports explain the detailed assessments and justifications being made by Arup's in drawing to their final conclusion. As the Local Planning Authority's expert advisor, following a comprehensive review of the application over an approximate twelve-month period, Arup's in their professional judgement, were satisfied to recommend that suitable measures were being proposed to ensure that the development would be made safe for its lifetime without increasing flood risk elsewhere. Further to your letter detailing a list of other suggested relevant documentation, Arup's have confirmed that they reviewed the Sirius reports 2009 and 2017, Dr Duncan Reed report 11 Dec 2014, and the Environment Agency groundwater flooding map in making their recommendation.

As a statutory consultee to major planning applications the Lead Local Flood Authority also undertook a review of all the submitted information, including that from Arup's and relevant previously submitted information and were minded to recommend the application for approval subject to conditions.

Yours sincerely



Edward Norfolk  
Principal Engineer Land Drainage