

**Contact:** Please contact the Local  
Planning Authority

**Date:** 14<sup>th</sup> April 2022

Dear Local Planning Authority,

Thank you for inviting the Lead Local Flood Authority (LLFA) to comment on the below application.

### PLANNING APPLICATION CONSULTATION RESPONSE

<b>Application Number:</b>	3/2021/1134
<b>Location:</b>	Land East of Chipping Lane, Longridge
<b>Proposal:</b>	Development of Phases 2 and 3 for the erection of 198 dwellings, including affordable housing and housing for older people, with associated landscaping, SUDS, LEAP, and areas of open space.

Under the Flood and Water Management Act 2010 the LLFA is the responsible 'risk management authority' for managing 'local' flood risk which refers to flood risk from surface water, groundwater or from ordinary watercourses. The LLFA is a statutory consultee for major developments with surface water drainage, under the Town and Country Planning (Development Management Procedure) (England) Order 2015. It is in this capacity this response is compiled.

Comments provided in this representation, including conditions, are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. The comments given have been composed based on the current extent of the knowledge of the LLFA and information provided with the application at the time of this response.

#### **Lead Local Flood Authority (LLFA) Position**

The Lead Local Flood Authority **maintains its objection** to the development proposal on the basis of:

- The applicant has not adequately addressed in full the previous comments made by LLFA in its previous response dated 17<sup>th</sup> December 2021 and should refer to those comments made.

## **LLFA Advice**

- The applicant has mentioned the inclusion of urban creep in the updated Drainage Report however, it is unclear how this is reflected in the drainage calculations or the impermeable area plan.
- The applicant has made reference to outdated information contained within previous FRA's (dated 2018); therefore updated information will be required for the current application for Phases 2 & 3. The applicant must not rely on evidence contained within outdated documents for proposals for this current submission.

## **Material Changes to this Planning Application**

If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. Please send a copy of the decision notice to our mailbox.

## **If you decide to approve contrary to our response**

If the Local Planning Authority grants planning permission for this development contrary to the LLFA's objection, we will be unable to provide comment on the discharge of any surface water or flood risk conditions which we have not recommended.

Yours faithfully,

**Harry McGaghey**  
Lead Local Flood Authority