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APPLICATION CONSULTATION RESPONSE

Application Number:	3/2015/0777
Location:	Millstone House, Waddington Road, West Bradford, Lancashire
Grid Ref:	E374128 N444427
Proposal:	Proposed Demolition Of Existing Out Building And Erection Of New Garage

Thank you for inviting the Lead Local Flood Authority (LLFA) to comment on the above application. The Flood and Water Management Act 2010 sets out the requirement for LLFAs to manage 'local' flood risk within their area. 'Local' flood risk refers to flooding or flood risk from surface water, groundwater or from ordinary watercourses.

Comments are at the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. It is ultimately the responsibility of the Local Planning Authority to approve, or otherwise, any drainage strategy for the associated development proposal.

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 Position

The Lead Local Flood Authority has **no objection** to the proposed development.

Pollution prevention to Ordinary Watercourse

There is an ordinary watercourses which runs at the back of this site. Even if the applicant is not intending to discharge or carry out any works to the ordinary watercourses, it is advised that the applicant employs appropriate pollution prevention measures to ensure that the development will not result in a negative impact of the water quality or ecology of the ordinary watercourses.

Information on pollution control measures can be found in Pollution Prevention Guidance (PPG) which provides advice about how to prevent pollution and comply

with environmental law when planning works near, in or over ponds, lakes, ditches, streams, rivers and other watercourses.

It gives information about planning the works, managing silt, concrete and cement, oils and chemicals, maintaining structures over watercourses, waste management and responding to pollution incidents.

Pollution prevention guidance can be found on the Environment Agency's website:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>

Land Drainage Consent

Whilst the proposals do not indicate for any works to be carried out to the ordinary watercourses, for the avoidance of doubt the following information is provided. Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), you need consent from the Lead Local Flood Authority if you want to build a culvert or structure (such as a weir) or carry out works within the banks of any ordinary watercourse which may alter or impede the flow of water, regardless of whether the watercourse is culverted or not.

Construction over a culverted watercourse, over an open watercourse or within 8 metres of an open watercourse is not advised as access for maintenance purposes is restricted and it has the potential to pose an undue flood risk to structures should the culvert collapse or should fluvial flooding occur.

If you're unsure whether you need Land Drainage Consent, you are advised to contact the Flood Risk Management Team at Lancashire County Council. Information on the application process and relevant forms can be found here:

<http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>

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: suds@lancashire.gov.uk

Yours faithfully,

Elizabeth Lowe

Lead Local Flood Authority