

From: planning

Importance: High

From: Dunderdale, Chris [<mailto:Chris.Dunderdale@lancashire.gov.uk>]

Sent: 03 May 2016 12:29

To: planning

Subject: RE: Consultation on planning application 3/2016/0344 land at Accrington Road, Whalley.

Importance: High

FAO Stephen Kilmartin

Good morning,

Thank you for inviting us to comment on the above application. Unfortunately, the Lead Local Flood Authority (LLFA) is currently unable to provide you with a substantive response for the following reasons:

- **Insufficient information provided:** Section 5 of the flood risk assessment (Ref: T1528-D-01; Dated: 14th February 2012; By: PSA Design) submitted in support of the outline planning application (Ref: 3/2012/0179), indicates that on site attenuation is required in order to restrict discharge rates and safely manage surface water within the site. Whilst it is recognised that a number of conditions have been placed on the decision notice to secure this, there is a danger that the proposals for layout and landscaping can directly impact upon the nature of any proposed sustainable drainage scheme for the site. We would therefore request for the applicant to provide additional information relating to the location of any proposed sustainable drainage features which will be used to manage surface water for the site. Once this is received, we will then provide you with a substantive response within 21 days of formal re-consultation. For the avoidance of doubt, we are unable to provide a substantive response without this.
- **Impact of December 2015 floods:** As you may be aware there was substantial flooding around the Whalley area during the December 2015 storm events. As a result we would request for the applicant to provide an account of the floods to ensure that any potential impacts (on/off site) are highlighted and accounted for in the design and layout of the proposed development. Once this is received, we will then provide you with a substantive response within 21 days of formal re-consultation. Should the applicant be unable to provide this information, then we will consider whether we feel an objection is required under the circumstances.

We would ask to be re-consulted on any amended flood risk assessments and/or drainage strategies for this site. We will then provide you with comments within 21 days of formal re-consultation.

Should you require any clarification on the above information, then please feel free to contact me directly on 01772 534593.

Many thanks,

Chris

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