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Date: 13 September 2017

APPLICATION CONSULTATION RESPONSE

Application Number:	3/12017/0183
Location:	Land adjacent Church Raike, Chipping, PR3 2QL
Grid Ref:	362148/443371
Proposal:	Reserved matters application for the appearance, landscape, layout and scale of a residential development comprising 41 dwellings.

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 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. 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 LLFA wishes to **withdraw its objections** to the proposed development subject to the requirements of conditions 41, 42 & 43 of the Outline Planning Permission 3/2014/0183 being satisfied in full.

Other comments:

Should the applicant intend to install any sustainable drainage systems or ordinary watercourses under or within close proximity to a public road network (existing or

proposed), then they would need to separately discuss the use and suitability of these systems with the local highway authority. For the avoidance of doubt, the LLFA does not comment on the suitability for future highway adoption under Section 38 of the Highways Act 1980. This is for the Local Highway Authority to comment on.

Land Drainage Consent:

The proposals indicate that the applicant intends to carry out works on or near to an existing ordinary watercourse – this includes the installation of surface water outfalls and the renovation, diversion and/or abandonment of existing watercourses.

Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), the applicant would need consent from the LLFA for works of this nature as it has the potential to alter or impede the flow of water. Consent is required regardless of whether the watercourse is open or culverted. Failure to obtain consent before starting works may result in enforcement action being taken.

The applicant should note that the LLFA will generally refuse consent applications which seek to culvert an existing ordinary watercourse. This is in line with Lancashire County Council's Consenting and Enforcement Policy and also the Environment Agency's guidance on protecting watercourses.

The applicant is advised to contact the Flood Risk Management Team at Lancashire County Council to discuss their proposals prior to applying for Land Drainage Consent. The applicant can contact the Flood Risk Management Team by the following email: highways@lancashire.gov.uk.

Further information regarding Land Drainage Consent can be found via the following webpage: www.lancashire.gov.uk/flooding.

For the avoidance of doubt, this response does not grant the applicant permission to connect to the ordinary watercourse and, once planning permission has been obtained, it does not mean that land drainage consent will be given.

Yours faithfully,

Kevin Kellett

Lead Local Flood Authority