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Date: 30 September 2019

Dear Sir/Madam

APPLICATION CONSULTATION RESPONSE

Application Number:	3/2019/0743
Location:	Alston Lodge Lower Lane Longridge PR3 2YH
Proposal:	Outline application for demolition of existing buildings and replacement with purpose built care home and twelve extra-care apartments together with associated access, car parking and associated works.

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.

Lead Local Flood Authority (LLFA) Position:

The LLFA is currently unable to provide you with a substantive response as insufficient information has been submitted with this application. The table below details a list of information that will be required in order for the LLFA to provide you with a substantive response:

Outstanding information	
A desktop study to incorporate maps showing: <ul style="list-style-type: none"> - The topography of the development site; with contours at 1m intervals - Existing surface water flow routes, drains, sewers and watercourses - Details of how surface water is currently drained within the existing site - Surface water and groundwater flood risk - Geological and soil types 	X
An appropriate assessment of the existing pre-development surface water runoff rates and volumes for the 1 in 1 year, 1 in 2 year (Qbar), 1 in 30 year and 1 in 100 year rainfall events.	X

A site investigation report to confirm the suitability of soakaways as a method of surface water disposal. The report should include an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365 revised 2016.	X
A surface water drainage layout plan showing how surface water will be managed over the lifetime of the development. The plan should include: <ul style="list-style-type: none"> - Details of all sustainable drainage proposals; - Proposed surface water outfall locations; - Post-development surface water discharge rates and volumes; - On-site storage requirements; - Details of inlets, outlets and flow controls; and - Details of appropriate water quality controls where applicable 	X
Surface water flow calculations for the proposed surface water drainage network. The calculations must show the full network design criteria, pipeline schedules and simulation outputs for the 1 in 1 year, 1 in 30 year and 1 in 100 year return periods, plus an appropriate allowance for climate change and urban creep where applicable.	X
A site plan that shows all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network. The plan should also show how surface water will be managed in any non-drained areas, i.e. gardens and public open space.	X
A site plan that shows all overland flow routes and flood water exceedance routes, both on and off site	X
Details of how the proposed surface water drainage system is intended to be managed and maintained over the lifetime of the development.	X

Re-consultation:

The LLFA asks to be re-consulted following the submission of the above information. Once consulted, we will then provide you with a substantive response within 21 days, unless otherwise agreed. For clarity, no further processing of this consultation request will take place until the above information has been received in full.

Yours faithfully,

Chris Dunderdale
Lead Local Flood Authority

