

Phone: 0300 123 6780
Email: Please contact the Local Planning Authority
Date: 19 March 2021

Dear Sir/Madam

Thank you for consulting the Lead Local Flood Authority (LLFA) on the below application.

Application Number:	3/2020/1080
Location:	Land at Higher Standen Farm and Part Littlemoor Farm Clitheroe
Proposal:	Discharge of conditions for 3/2015/0895. Condition 4 - Design and Access Statement. Condition 6 - Approval of access, layout, scale, design and external appearance. Condition 10 - Approval of residential and non-residential reserved matters. Condition 22 - Landscaping. Condition 24 - Archaeological Written Scheme. Condition 35 - Bat and Bird Box Placement Plan. Condition 27 - Hard and Soft Landscaping. Condition 65 - Foul and Surface Water Drainage Strategy. Condition 67 - Details of the Foul Drainage Strategy. Condition 68 - Surface Water Regulation System. Condition 69 - Details of the Method to Control Surface Water. Condition 70 - CMP.

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 and 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.

Lead Local Flood Authority Position:

The LLFA is unable to comment on matters relating to the discharge of condition 68 as no details have been provided in that regard. The table below details a list of information that will be required for the LLFA to provide you with a substantive response:

Outstanding information
Confirmation of which phase of the development this application refers.
A final surface water drainage layout plan; appropriately labelled to include all pipe/structure references, dimensions, design levels, finished floor levels and external ground levels (in AOD).
A full set of 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 period, plus an appropriate allowance for climate change and urban creep. The calculations must also demonstrate that surface water runoff will not exceed existing pre-development greenfield runoff rates and volumes for the corresponding rainfall intensity.
A final site plan showing the on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network.
Confirmation of how surface water will be managed within the non-drained areas of the site, i.e. gardens and public open space.
A final site plan showing the overland flow routes and flood water exceedance routes, both on and off site.
Details of any measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses.
Details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

Re-consultation:

We ask to be re-consulted on this application once all of the above information has been received in full. Once re-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 can take place until all of the above information has been received in full.

Yours faithfully,

Chris Dunderdale
Lead Local Flood Authority

