

Jane Tucker

From: Planning
Subject: FW: Consultation on planning application 3/2020/1085 land at Bank Cottages, Whalley Road, Billington BB7 9NL

From: Suds <suds@lancashire.gov.uk>
Sent: 4 January 2021 08:25
To: Planning <planning@ribblevalley.gov.uk>
Subject: RE: Consultation on planning application 3/2020/1085 land at Bank Cottages, Whalley Road, Billington BB7 9NL

Good morning

The Lead Local Flood Authority (LLFA) has no comment to make on the above application for the following reasons:

LLFA Flood Risk Standing Advice should have been applied	X
It is not listed in the 'When to Consult the LLFA' document or in the Development Management Procedure Order 2015	X

LLFA advice on the existing culverted watercourse:

As you may be aware, there is a culverted watercourse that runs east to west through the application site. Construction within 8m of this watercourse is not advised as access for future maintenance purposes could become restricted and it could have the potential to pose an undue flood risk to structures should the culvert ever collapse or should its capacity ever become exceeded.

Under the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010), the applicant may need consent from the LLFA should they wish to carry out works to the culverted watercourse. Further information on the land drainage consenting process can be found via the following link: <http://new.lancashire.gov.uk/roads-parking-and-travel/roads/flooding/alterations-to-a-watercourse.aspx>. For the avoidance of doubt, once planning permission has been obtained it does not mean that land drainage consent will be given.

Many thanks,

Chris

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