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Date: 22 February 2021

Dear Local Planning Authority,

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

Application:	3/2021/0076
Location:	Queen Mary Terrace and Bridge Terrace Mitton Road Whalley BB7 9JS
Proposal:	Proposed demolition of 34 existing dwellings and the erection of 50 new dwellings with vehicular accesses, landscaping and other associated works.

Under the Flood and Water Management Act 2010, the LLFA is the responsible 'risk management authority' for managing 'local' flood risk which refers to flooding or flood risk from surface water, groundwater or 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.

Comments provided in this representation are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. 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 (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 for the LLFA to provide you with a substantive response:

Outstanding information	
a	A site-specific flood risk assessment; required under Paragraph 50 of the National Planning Policy Framework as the application site is over 1ha in size.
b	A topographical survey of the development site, with contours at 1m intervals.
c	Plans showing the existing surface water flow routes, drains, sewers and watercourses (drained and non-drained areas).
d	<p>An appropriate assessment of the existing surface water runoff rates for the 1yr, 2yr (Qbar), 30yr and 100yr return periods. This is to demonstrate compliance with standards S2-S6 of the Defra Technical Standards for Sustainable Drainage Systems; at least in principle.</p> <p>The assessment set out on drawing 200903-EDGE-XX-XX-DR-C-2003 Rev P01 is unsuitable as it fails to follow the methodology outlined in section 24.5 of the CIRIA SuDS Manual (C753).</p>
e	Evidence/justification for why other preferable surface water discharge options, namely infiltration or via a surface water body, are not reasonably practicable in line with the drainage hierarchy established under the Planning Practice Guidance.
f	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 1yr, 30yr and 100yr return periods, plus an additional 40% allowance for climate change and an additional 10% allowance for urban creep. The flow calculations must demonstrate that runoff from the development will not exceed the pre-development surface water runoff rates and volumes for the corresponding rainfall intensity.
g	A site plan showing the on-site surface water catchment areas, i.e. areas that are intended to contribute to the proposed surface water drainage network. The plan should also include details of how surface water is intended to be managed within any non-drained areas of the site, such as verges and open space. *
h	A site plan showing overland flow routes and flood water exceedance routes, both on and off site. *
i	Details of how the surface water drainage network will be managed and maintained over the lifetime of the development. *

** it may be possible for items g, h and i to be secured through a suitably worded pre-commencement planning condition. However items a, b, c, d, e and f will need to be provided in full before a substantive response can be given.*

Re-consultation:

We ask 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

