

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:	3/2021/0205
Location:	Land at Neddy Lane Billington BB7 9LL
Proposal:	Proposed erection of 36 residential dwellings, along with landscaping and associated site infrastructure.

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 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.

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	Plans showing all existing surface water flow routes, drains, sewers and watercourses (pre-development).
C	An appropriate assessment of the existing pre-development surface water runoff rates and volumes. This is to demonstrate compliance with standards S2, S4 and S6 of the Defra Technical Standards for Sustainable Drainage Systems; at least in principle.

D	Evidence or justification for why other more 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 paragraph 080 of the Planning Practice Guidance.
E	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 year, 30 year and 100 year 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.
F	A site plan that shows all on-site surface water catchment areas within the site, i.e. areas that will 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. *
G	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 f and g to be secured through a suitably worded pre-commencement planning condition. However items a, b, c, d and e will need to be provided in full before a substantive response can be given.*

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

