

Phone: 0300 123 6780
Email: Please contact the
 Local Planning Authority

Date: 14 May 2021

Dear Local Planning Authority,

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

Application:	3/2021/0356
Location:	Wharf Farm Green Lane Chipping PR3 2QE
Proposal:	Modernization of agricultural buildings, replacing existing housing with a complete dairy unit to accommodate 70 cows.

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.

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	An assessment of the existing pre-development surface water runoff rates for the 1 year, 2 year (Qbar), 30 year and 100 year return periods. This is to demonstrate compliance with standard S2 of the Defra Technical Standards for Sustainable Drainage Systems; at least in principle.
B	An appropriate assessment of the existing surface water runoff volumes for the 1 in 100 year, 6 hour rainfall event. This is to demonstrate compliance with standards S4 and S6 of the Defra Technical Standards for Sustainable Drainage Systems; at least in principle.

C	Evidence or justification for why other more preferable surface water discharge options, namely infiltration, are not reasonably practicable in line with the drainage hierarchy established under the Planning Practice Guidance.
D	A sustainable drainage strategy that shows how surface water will be safely managed over the lifetime of the development. The sustainable drainage strategy should include details of all surface water drainage proposals, temporary surface water storage facilities, flow controls, water quality treatments and outfall locations, and should be appropriately labelled, with details of all pipe/structure references, dimensions and design levels (including ground levels and finished floor levels (in AOD). If the surface water drainage proposals have not yet been finalised, then an outline strategy would be acceptable, subject to the final details being secured through a suitably worded pre-commencement planning condition.
F	Surface water flow calculations for the proposed surface water drainage network. The calculations should 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 a 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. If the surface water drainage proposals have not yet been finalised, then preliminary calculations would be acceptable, subject to the final details being secured through a suitably worded pre-commencement planning condition.
G	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 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 that shows all 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:

The LLFA asks to be re-consulted following the submission of the above information. Once re-consulted, the LLFA will then provide you with a substantive response within 21 days, unless otherwise agreed. For the avoidance of doubt, no further processing of the consultation request can take place until the listed information is provided in full.

Yours faithfully,

Chris Dunderdale
Lead Local Flood Authority

