

**Contact:** Please contact the Local Planning Authority

**Date:** 25/1/2021

Dear Local Planning Authority,

Thank you for inviting the Lead Local Flood Authority (LLFA) to comment on the below application.

#### **PLANNING APPLICATION CONSULTATION RESPONSE**

<b>Application Number:</b>	3/2019/0619
<b>Location:</b>	Mitton Road Whalley Lancashire
<b>Proposal:</b>	Application for the discharge of condition 6 (surface water drainage scheme) and 7 (strategy outlining the system of drainage for foul and sewage waste) from planning permission 3/2016/0226

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.

Comments provided in this representation, including conditions, 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 does **not recommended** the discharge of Condition 6 for the following reason;

- The applicant has failed to provide evidence of the surface water drainage strategy in full which accompanying information to support the proposed drainage strategy.

For the avoidance of any doubt, the LLFA will require the following information to be provided in full before it is able to assess or comment on the suitability of any proposed surface water drainage strategy for the site:

- A final surface water drainage layout plan, appropriately labelled to include all pipe/structure references, dimensions and design levels;
- A full set of surface water flow calculations for the proposed 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 periods, plus an appropriate allowance for climate change and urban creep;
- A site plan that shows all on-site surface water catchment areas, i.e. areas that will contribute to the proposed surface water drainage network. The plan should also show how surface water will be managed in any non-drained areas, i.e. gardens and public open space.
- A site plan that shows all overland flow routes and flood water exceedance routes, both on and off site; and
- Details of how the proposed surface water drainage network will be managed and maintained over the lifetime of the development.

#### **What this response DOES NOT cover**

This response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the local highway authority.

The applicant is also encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the local highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

#### **Material Changes or Additional Information to this Planning Application**

If there are any material changes to the submitted information or additional information provided after this LLFA response to the local planning authority which impact on surface water, the local planning authority is advised to consider re-consulting the LLFA. Please be aware this will be classed as a re-consultation with a full 21-day response time.

Please send a copy of the decision notice to our mailbox.

Yours faithfully,

**Harry McGaghey**  
Lead Local Flood Authority