

Contact: Please contact the Local Planning Authority

Date: 02/11/2021

Dear Local Planning Authority,

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

PLANNING APPLICATION CONSULTATION RESPONSE

Application Number:	3/2021/1020
Location:	Eaves Hall, Eaves Hall Lane, West Bradford
Proposal:	Variation of Condition 2 (Plans) of planning application 3/2020/0544, to reflect the updated layout and change of lodge type. Conditions 4, 5, 12, 14, 15, 16, 19, 22 to be omitted as additional information included within application to allow condition to be discharged.

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.

LLFA Comments

The applicant should try and ensure that an allowance for urban creep has been factored into the discharge calculations or factored into the management of the lifetime of the development.

Lead Local Flood Authority (LLFA) Position

The Lead Local Flood Authority has **no objection** to variation of Condition 2.

Condition 14

The LLFA **recommends** the Discharge of Condition 14.

Condition 15

The LLFA **recommends** the Discharge of Condition 15.

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