

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

**Date:** 08/11/2021

Dear Local Planning Authority,

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

### PLANNING APPLICATION CONSULTATION RESPONSE

<b>Application Number:</b>	3/2021/0760
<b>Location:</b>	Springwood Drive, Whalley, BB9XL, Phase 2 Lawsonsteads
<b>Proposal:</b>	Changes to planning permission 3/2018/0914 for the erection of 188 new dwellings. House type C (Plots 73, 74, 75, 80, 81, 82) 4 bed with integral garage redesigned because the living space was felt to be significantly compromised. This typology has been replaced with a large detached 3 bed with no integral garage. House type D (Plot 157) has increased in area from 101m <sup>2</sup> to 108.9m <sup>2</sup> . House type E (Plots 79, 86, 99, 102, 109, 113 previously House type D) to be replaced with a new 4 bed wide frontage house type. This means that the overall mix of property sizes remains unchanged. House type K (Plots 35, 36, 143, 144, 145, 146, 147) this property has slightly increased in footprint and a further window has been added to bedroom 2. Changes to layout: rearrangement of plots 82 - 84 inclusive has been updated to create a stronger street scene with larger properties now bookending the southern end of the crescent.

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**

After a review of the proposed amendments the LLFA has nothing further to add and refers to our previous comments on the 8<sup>th</sup> August 2021 and those of our original comments on application 3/2018/0914 dated 15th February 2019.

**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