

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

**Date:** 24 June 2022

Dear Local Planning Authority,

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

### PLANNING APPLICATION CONSULTATION RESPONSE

<b>Application Number:</b>	3/2022/0096
<b>Proposal:</b>	Demolition of former calf building, offices and retail units and construction of new building split into two units
<b>Location:</b>	Gisburn Auction Market, Gisburn, Lancashire

The Lead Local Flood Authority 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 whether any such recommendations are acted upon. The comments given have been composed based on the extent of the knowledge of the Lead Local Flood Authority and information provided with the application at the time of this response.

#### **Lead Local Flood Authority Position**

The Lead Local Flood Authority **maintains its objection** to the above application on the basis of:

- The applicant has failed to provide a drainage strategy as outlined in the Lead Local Flood Authorities previous response.
- The Lead Local Flood Authority recognises that the applicant has provided an indicative drainage layout, however this does not in itself fulfil all the evidence that would be present in a drainage strategy, for example evidence of the drainage hierarchy options and an explanation for the option chosen, evidence of drainage calculations and rates applied to the development. For the

avoidance of doubt the applicant can refer to the North West SuDS Pro-forma which outlines what information is expected in a Drainage Strategy.

### **Material Changes to this Planning Application**

If there are any material changes to the submitted information which impact on surface water, the local planning authority is advised to consider re-consulting the Lead Local Flood Authority via our identified mailbox.

### **If you decide to approve contrary to our advice**

If the Local Planning Authority grants planning permission for this development contrary to our advice, then we will be unable to assist with the discharge of any planning conditions, including surface water or flood risk conditions that we have not recommended.

The Local Planning Authority should be aware that any development built after 1 January 2012 is not eligible for Grant-in-Aid funding from central government to study or alleviate flood issues. This is set out in section 9.3 of the [Memorandum relating to capital grants for local authorities and internal drainage boards in England](#).

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

Yours faithfully,

**Harry McGaghey**

Lead Local Flood Authority