

Contact: Please contact the Local Planning Authority

Date: 13 April 2023

Dear Local Planning Authority,

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

PLANNING APPLICATION CONSULTATION RESPONSE

Application Number:	3/2023/1000
Proposal:	Residential development of 91 units (plots 150-222 and 251-268) together with access roads, 200sqm community hall and associated parking, landscaping, footpaths, public open space and children's play area (amendment to previously approved reserved matters scheme 3/2021/0470 involving re-plan of site and net gain of 12 residential units).
Location:	Land west of Preston Road Longridge PR3 3BE

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 **objects** to the above application on the basis of:

Objection 1 – No Site-Specific Flood Risk Assessment

In the absence of a site-specific Flood Risk Assessment, we object to the grant of planning permission and recommend refusal on this basis for the following reasons:

Lancashire County Council

PO Box 100, County Hall, Preston, PR1 0LD



Reason

The site-specific flood risk assessment submitted with this application does not comply with the requirements set out in paragraph 020 of the Planning Practice Guidance, and therefore paragraph 167 of the National Planning Policy Framework cannot be satisfied. The submitted site-specific flood risk assessment does not, therefore, provide a suitable basis for assessment to be made of the flood risks arising from the proposed development.

Paragraph 167 of the National Planning Policy Framework requires applicants to demonstrate, through a site-specific flood risk assessment, that:

- within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- it incorporates sustainable drainage systems unless there is clear evidence that this would be inappropriate;
- any residual risk can be safely managed; and
- safe access and escape routes are included where appropriate, as part of an agreed emergency plan.

Overcoming Our Objection

You can overcome our objection by submitting a site-specific flood risk assessment that covers the deficiencies highlighted above and demonstrates that the development will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application. Production of a site-specific flood risk assessment will not in itself result in the removal of an objection.

Advice and information regarding site-specific flood risk assessments can be found in Paragraph 020 of Section 10 'Flood Risk and Coastal Change' of the Planning Practice Guidance, and on the Environment Agency's webpage:

- <https://www.gov.uk/guidance/flood-risk-and-coastal-change>
- <https://www.gov.uk/flood-risk-assessment-for-planning-applications>

The Lead Local Flood Authority asks to be re-consulted with the results of a site-specific flood risk assessment and/or amended sustainable drainage strategy and/or SuDS Pro-forma. We will provide you with further comments within 21 days of receiving formal re-consultation. Re-consultations should be sent to our identified mailbox.

Our objection will be maintained until the amended documents, as outlined above, have been received. Production of the amended documents will not in itself result in the removal of an objection.

If the applicant wishes to discuss our objection with the Lead Local Flood Authority, they can do so through our [planning advice service](#).



Objection 2 – Inadequate Surface Water Sustainable Drainage Strategy

In the absence of an acceptable surface water sustainable drainage strategy to assess the principle of surface water sustainable drainage associated with the proposed development, we object to this application and recommend refusal of planning permission until further information has been submitted to the Local Planning Authority.

Reason

Paragraphs 167 and 169 of the National Planning Policy Framework require major developments to incorporate sustainable drainage systems that:

- take account of advice from the Lead Local Flood Authority;
- have appropriate proposed minimum operational standards;
- have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- where possible, provide multifunctional benefits.

The submission of basic information on how surface water is intended to be managed is vital if the Local Planning Authority is to make informed planning decisions. In the absence of acceptable information regarding surface water sustainable drainage, the Lead Local Flood Authority cannot assess whether the development proposed meets the requirements of Paragraph 169 of the National Planning Policy Framework or the Planning Practice Guidance in principle. This is sufficient reason in itself for a refusal of planning permission.

In particular, the submitted surface water sustainable drainage strategy fails to:

1. The applicant has failed to provide sufficient detail in regards to a drainage strategy for a full application, although the applicant has included a drainage statement and a drainage layout there is a lack of drainage calculations and a drainage strategy that covers appropriate aspects as to how discharge locations, rates and volumes have been chosen.
2. **Provide an appropriate allowance for climate change**, in line with [national guidance](#) and, therefore, does not have appropriate minimum operation standards for the lifetime of the development, contrary to Paragraph 169 of the National Planning Policy Framework. Failure to provide an appropriate allowance for climate change will result in increased flood risk on and off site over the lifetime of the development. This is considered contrary to Paragraph 167 of the National Planning Policy Framework and therefore sufficient reason in itself for a refusal of planning permission.

Overcoming our Objection

You can overcome our objection by submitting information that covers the deficiencies highlighted above and demonstrates how surface water will be managed on-site, to satisfy Paragraphs 167 and 169 of the National Planning Policy Framework, the Planning Practice Guidance, and the Defra Technical Standards for Sustainable Drainage Systems. If this cannot be achieved we are likely to maintain our objection to the application. Production of this information will not in itself result in the removal of an objection.



Lead Local Flood Authority - Site-Specific Advice

The following advice is provided to inform the applicant and the Local Planning Authority of any additional concerns with the application:

Although the applicant has stated that the site already has outline and reserved matters approval for a different site configuration and size, this is a new full planning application for a different site configuration and size, therefore a site-specific Flood Risk Assessment is required. The Lead Local Flood Authority makes note to the Local Planning Authority regarding previously submitted Flood Risk Assessments from 2017, it is unclear as to whether this application is to be in accordance with the previously submitted Flood Risk Assessment and given the significant changes over the past several years, there is an expectation for a updated Flood Risk Assessment for this application, which should take into consideration changes to climate change allowances, as well as other significant changes.

Lead Local Flood Authority – General Advice

The Lead Local Flood Authority's general advice is provided through the [Lancashire SuDS Pro-forma and accompanying guidance](#). All applications for major development are expected to follow this guidance and submit a completed SuDS pro-forma.

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 support this application in an appeal or 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

