

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

**Date:** 07 November 2023

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>	3/2023/0786
<b>Proposal:</b>	Approval of details reserved by conditions <b>12 (SW drainage)</b> , <b>16 (FRA assessment)</b> , <b>17 (construction SW management plan)</b> and <b>18 (SW drainage operation and maintenance)</b> of planning permission 3/2021/1134.
<b>Location:</b>	Land east of Chipping Lane Longridge

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, 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 is currently **unable to recommend the discharge of condition 12** on planning decision 3/2021/1134 on the basis of:

- The applicant has failed to provide evidence in full, as stipulated in the wording of the condition for this specific phase of the development. The applicant should also take note that the re-submission of documents from 2016 are not in themselves appropriate for satisfying the condition.

**Lancashire County Council**

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



The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 17** on planning decision 3/2021/1134 on the basis of:

- The applicant has failed to provide full information on how surface water quantity and quality will be managed during the construction phase for this phase of the development.

The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 18** on planning decision 3/2021/1134 on the basis of:

- The applicant has failed to provide information in full of the requirements of the condition, specifically for this phase of the development.

### **Lead Local Flood Authority - Site-Specific Advice**

The following advice is provided to inform the applicant and the Local Planning Authority of our expectations:

The applicant has provided a variety of documents for different phases of the masterplan development, the applicant should ensure to provide the required evidence as outlined in the conditions for this specific development, unless other pertinent information for other phases directly impacts the drainage of this development. In addition to this the applicant should take note that the submission of the drainage strategy from 2016 in order to satisfy the condition in full is inappropriate, given the significant time passed as well as any changes that may, however minor might of occurred between then and now.

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

### **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.

### **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 relevant highway authority.

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

For the avoidance of doubt, as the Lead Local Flood Authority, we do not comment on the application of the sequential and/or exception tests.

### **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 Lead Local Flood Authority response to the Local Planning Authority which impact surface water, the Local Planning Authority is advised to re-consult the Lead Local Flood Authority. Please be aware this will be classed as a re-consultation with a full 21-day response time. Re-consultations should be sent to our identified mailbox.

Please note that should the Local Planning Authority make a decision on this application contrary to our advice, then we will be unable to support this application in an appeal or at any future discharge of conditions stage relating to conditions that the Lead Local Flood Authority have not recommended.

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

Yours faithfully,

**Harry McGaghey**

Lead Local Flood Authority

