Lancashire County Council

Contact: Please contact the Local Planning Authority

Date: 29 April 2024

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:	3/2024/0290
Proposal:	Part approval of details reserved by Conditions 9 (surface water sustainable drainage scheme) of planning permission 3/2019/1104 in relation to plots 1-39 only.
Location:	Land off Hawthorne Farm Hawthorne Place Clitheroe BB7 2HU

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** 9 on planning decision 3/2019/1104 on the basis of:

- The applicant has failed to provide evidence of how the proposed filter drain along the southern and eastern boundary has been designed, in order to demonstrate that the proposed drain will not increase flood risk or increase the overall discharge rate from the development given its proposal to connect to diverted culverted watercourse.
- The applicant should provide further information that demonstrates the future access, maintenance and operation of the proposed filter drain along the southern boundary in regard to the planting of vegetation within the buffer strip.

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 Lead Local Flood Authority acknowledges that plot drainage is implemented as each plot is constructed, the applicant should provide evidence that demonstrates that the main site drainage has been constructed and is operational. In addition to this the applicant is reminded of the requirement to apply for Ordinary Watercourse Consent if not already done so, given the applicants proposals to connect to and divert the ordinary watercourse.

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