

Contact: Please contact the Local Planning Authority

Date: 30 May 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:	3/2024/0389
Proposal:	Approval of details reserved by conditions 8 (tree and hedgerow protection), 9 (construction traffic management plan), 14 (surface water drainage strategy), 15 (construction SW management plan), 16 (SW drainage operation and maintenance manual), 17 (SW verification report) and 20 (Phase 2 land contamination report) of planning permission 3/2021/1262.
Location:	Land at the North of the Chapel Hill site 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 14** on planning decision 3/2021/1262 on the basis of:

- The applicant has failed to provide details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate.

Lancashire County Council

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



- The applicant has failed to provide a drainage plan showing flood water exceedance route in accordance with Defra Technical Standards for Sustainable Drainage Systems.
- The applicant has failed to provide Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels to confirm minimum 150 mm+ difference for FFL.

The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 15** on planning decision 3/2021/1262 on the basis of:

- The applicant has failed to provide a site layout that demonstrates the principles outlined in the construction surface water management plan.
- The applicant has failed to provide evidence of the proposed restricted discharge rate of surface water from the temporary lagoon to the existing private surface water drainage system.
- The applicant has failed to provide full evidence to demonstrate that siltation and pollutants will be prevented from affecting surface water, and watercourses, apart from stating that silt will be allowed to settle in the temporary lagoon, this is important given the sites proximity to an existing pond.

The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 16** on planning decision 3/2021/1262 on the basis of:

- The applicant has failed to provide details of financial management including arrangements for the replacement of major components at the end of the manufacturer's recommended design life.
- The applicant has failed to provide evidence of the implementation timetable for the arrangements for the statutory undertaker to carry forward the operation of the system as well as the details of the statutory undertaker.

The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 17** on planning decision 3/2021/1262 on the basis of:

- The applicant has failed to provide evidence that complies with the wording of the condition, as well as this condition relating to the final surface water sustainable system being fully implemented and therefore being unable to consider the discharge of this condition prior to the systems construction.

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

