

Contact: Please contact the Local Planning Authority

Date: 26 June 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 Finished Floor Levels (FFL) in AOD to confirm minimum 150 mm+ difference for FFL with adjacent ground levels. This information is not present on the drainage layout within the cover letter provided by the applicant.

Lancashire County Council

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



- The applicant has failed to provide details of drawings showing topography and slope gradient as appropriate, the importance of this information is to ensure that the proposed topography of the development will not propose a risk to people and property in a flood exceedance event. The provided flood exceedance plan shows the indicative flow based on cover levels, this does not correspond with any proposed topography, as well as providing clear evidence that the any proposed raising of levels from the existing topography to the proposed will not result in the diversion of surface water it may not have previously conveyed to and therefore increasing the flood risk onsite or elsewhere.

The Lead Local Flood Authority is able to **recommend the discharge of condition 15** on planning decision 3/2021/1262.

The Lead Local Flood Authority is able to **recommend the discharge of condition 16** on planning decision 3/2021/1262.

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 Local Planning Authority should satisfy itself that the proposed new site drainage and by extension the management and maintenance of this system and any financial replacement of assets in the future is going to be the responsibility of one site owner as specified by the applicant.

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

