

Contact: Please contact the Local
Planning Authority

Date: 12 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:	3/2024/0395
Proposal:	Approval of details reserved by conditions 5 (cycle storage), 12 (SW drainage), 13 (water mains), 14 (hard and soft landscaping), 17 (construction SW management plan) and 18 (operation and maintenance manual) from planning permission 3/2021/1134.
Location:	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, 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 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 of a drainage layout depicting the proposed controlled discharge rates for this development.
- The applicant has failed to demonstrate through the provided drainage calculations that the discharge rates will be restricted to the previously outlined rates. In addition to this, as there is no evidence of the hydrobrake details within the calculations

Lancashire County Council

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showing the restricted discharge rate, the calculations also show the system exceeding the proposed discharge rate in the 100 year storm calculations.

- The applicant has failed to demonstrate the flood water exceedance routes in relation to the new development, as opposed to the flow routes off site.
- The applicant has failed to provide evidence of the adjacent ground levels for all sides of each building in relation to the finished floor levels and the connecting cover levels.

The Lead Local Flood Authority is able to **recommend the discharge of condition 17** on planning decision 3/2021/1134.

The Lead Local Flood Authority is able to **recommend the discharge of condition 18** on planning decision 3/2021/1134.

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 stated that during construction, flows will for phase 2 will be directed towards attenuation basin 2b, however the Local Planning Authority should take note that checks of the area, indicate that this area is currently being used as an area of hardstanding or an area for materials for construction, as well as the development area in question being currently under construction at present.

The applicant should give due consideration to its statement within the management and maintenance that the attenuation ponds will be designed to encourage small mammals, water voles and more, and the potential impact this could have on the storage capacity of suds component, given its importance in providing water quantity to the development and the flood risk to the development in its failure.

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).

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

