

Contact: Please contact the Local
Planning Authority

Date: 26 July 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, 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 sufficient evidence of drainage calculations and a sustainable drainage system layout showing all pipe and structure references, dimensions and design levels; to include all proposed surface water drainage systems up to and including the final outfall.

Lancashire County Council

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



Within the applicant's drainage strategy report, specific reference is made to the proposed discharge rates for network 2 and network 3 from the development which will both serve this phase of the development. The proposed rate for network 2 are 36.6l/s and for network 3 are 23.3l/s, which is based on 13.6l/s/ha, the applicant has failed to demonstrate within the drainage layout that these are the proposed discharge rates that will leaving the final outfall for each network from their respective flow control manholes, S324 for network 2 and S414 for network 3.

Furthermore, the drainage calculations provided fail to demonstrate parameters which outline that flow controls, restricting the rate of discharge for these two networks are to be utilised, which therefore also demonstrates within the calculations that discharge rates leaving each network are in excess of the proposed Qbar rates for the 1in100 year event. The applicant must demonstrate that the final discharge rate for each network does not exceed the proposed rates of 36.6l/s for network 2 and 23.3l/s for network 3 for each event, up to an including the 1in100 year + climate change.

- The applicant has failed to provide sufficient evidence of flood water exceedance routes.

Although the applicant has demonstrated exceedance routes in relation to the areas outside the development and the watercourses, the applicant will need to demonstrate the flood water exceedance routes in relation to the proposed drainage system and how this manifests in conjunction with the proposed road levels, finished floor levels, cover levels and invert levels and appropriate drainage calculations.

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

