

Contact: Please contact the Local Planning Authority

Date: 19 September 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:	3/2024/0710
Proposal:	Approval of details reserved by conditions 13 (SW drainage details), 14 (Constructions SW Management Plan) and 22 (levels) on planning permission 3/2022/0966.
Location:	Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA

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 able to **recommend the discharge of condition 13** on planning decision 3/2022/0966.

The Lead Local Flood Authority is currently **unable to recommend the discharge of condition 14** on planning decision 3/2022/0966 on the basis of:

- The applicant has failed to provide sufficient evidence to demonstrate that surface water will be retained onsite during the construction phase. The applicant is expected to provide further information to demonstrate that surface water will be retained onsite during construction prior to the surface water sustainable drainage

Lancashire County Council

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



system being implemented. The applicant has stated that surface water during construction will be directed towards a centralised low (middle) point of the site, however the applicants evidence shows that the lowest point is in fact the north-eastern area of the development, and therefore surface water has the potential to flow offsite to the adjacent land. In addition to this, should surface water be directed to a central ponding area, the applicant has failed to provide evidence to demonstrate if this surface water is to be discharged from the site, how this will be achieved and at what rate.

- The applicant has failed to provide clear evidence of where pollution and siltation measures will be implemented onsite during the construction phase, taking into consideration the points outlined above and the boundary north-east of the development.

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 applicant has an agreement in principle with the Water and Sewerage Company to connect to the combined sewer for discharge of surface water.

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

