

**Contact:** Please contact the Local  
Planning Authority

**Date:** 12 August 2025

Dear Local Planning Authority,

Thank you for inviting the Lead Local Flood Authority to comment on the below application.

**PLANNING APPLICATION CONSULTATION RESPONSE**

<b>Application Number:</b>	3/2025/0141
<b>Proposal:</b>	Regularisation of erection of three commercial buildings (10 commercial units Use Class E) and associated works.
<b>Location:</b>	Bolton Fold Farm Alston Lane Longridge PR3 3BN

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 has no objection, in principle to the above application, subject to the evidence outlined below being secured from the applicant, either upfront or through a suitability worded planning condition.

Whilst it is acknowledged that some details pertaining to a final detailed surface water sustainable drainage strategy have been provided by the applicant, the evidence provided is currently incomplete, therefore further details will still need to be secured from the applicant in order to ensure that surface water will be safely managed over the full lifetime of the development, without resulting in any increased risk of flooding, either on or off site.

We would welcome being reconsulted, by the Local Planning Authority, once this additional evidence is available.

a) Sustainable drainage calculations for peak flow control and volume control for the:  
**Lancashire County Council**

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



- i. 100% (1 in 1-year) annual exceedance probability event;
  - ii. 3.3% (1 in 30-year) annual exceedance probability event + 45% climate change allowance, with an allowance for urban creep;
  - iii. 1% (1 in 100-year) annual exceedance probability event + 50% climate change allowance, with an allowance for urban creep.
- b) Final sustainable drainage plans appropriately labelled to include, as a minimum:
- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including surface water flows from outside the curtilage as necessary;
  - ii. Final detailed sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
  - iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
  - iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
  - v. Details of proposals to collect and mitigate surface water runoff from the development boundary;
  - vi. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
- c) Evidence of the condition and capacity of the existing ordinary watercourse, to confirm this system can accept the runoff generated by the proposed development.
- d) A site-specific Operation and Maintenance Manual for the lifetime of the development, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person.
- e) A site-specific verification report, pertaining to the surface water sustainable drainage system, and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

### **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 proposed drainage system has been designed using default parameters in MicroDrainage. This may result in the system being undersized. The applicant must provide robust justification for all parameters used. Specifically;

- a) Runoff coefficients – Default values of 0.75 / 0.84 have been applied. In line with the [Lancashire SuDS Pro-forma](#) and [accompanying guidance](#), the applicant is expected to apply a runoff coefficient of 1 when modelling impermeable areas.
- b) Maximum Rainfall – The value of 75 mm/hr has been applied. This parameter should be set to the maximum possible value as it can cap the maximum rainfall intensity able to enter a system so if a modelled storm has an intensity higher than the input value then all water above this is lost.



- c) MADD Factor – A factor of 2.0 (20 m<sup>3</sup>/ha) has been applied. The default value of 2 assumes that 20m<sup>3</sup> of water is lost between hitting the ground and reaching the drainage network from things such as localised depressions and cracks in paved surfaces. For new developments these should not exist so to avoid underestimating volumes entering the drainage network this value should be set to 0.

### **Ordinary Watercourse Consent**

Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses. This includes permanent and/or temporary works and may also include repairs to certain existing structures and maintenance works. Consent is required irrespective of whether the watercourse is open or culverted (piped or otherwise enclosed) and notwithstanding of any planning permission.

- **In line with Lancashire County Council's Ordinary Watercourse Regulation Policies, applicants should avoid crossing, diverting and/or culverting an ordinary watercourse.**
- **Written consent must be obtained before starting works on site. There is no legal means for Lancashire County Council to issue retrospective consent.**
- **It is an offence to carry out works under Section 23 of the Land Drainage Act 1991 (as amended) without the appropriate consent. Unconsented works may be subject to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended).**
- **Consent applications take up to 2 months to process from the date on which the application is valid and payment of the correct fee has been received in full.**
- **Consent applications may be refused if there is insufficient evidence to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies.**
- **If the works include adoption of a new asset, such as a road or sewer, then applications for adoption may be refused by the adopting body without the appropriate consent for works to the ordinary watercourse.**
- **Sites may be inspected before, during and after the issuing of consent.**

Once planning permission has been obtained it **does not** mean that Ordinary Watercourse Consent will be given. It is strongly advised that you obtain any required consent before or concurrently as you apply for planning permission to avoid delays.

Lancashire County Council's ordinary watercourse regulation policies, guidance, application validation checklist and pro-forma can be found at:

<https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/>

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

