Date: 22 January 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 8th January 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2025/0997
Proposal:	Outline application for the erection of up to 115 dwellings, including affordable housing, with public open space, landscaping, sustainable urban drainage system (SuDS) and vehicular access. All matters reserved except for means of access.
Location:	Land off Henthorn Road Clitheroe BB7 3BY

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.

These comments are based on the extent of the knowledge of the Lead Local Flood Authority and the information provided with the application at the time of this response. Comments provided in this representation, including any recommended conditions, are advisory. It is ultimately the decision of the Local Planning Authority whether any such recommendations are acted upon.

Lead Local Flood Authority Position

The Lead Local Flood Authority has **no objection** to the above application, subject to the inclusion of the following recommended conditions, in consultation with the Lead Local Flood Authority:

Condition 01 – Detailed and Final Surface Water Sustainable Drainage Strategy to be submitted

No development shall commence in any phase until a detailed and final Surface Water Sustainable Drainage Strategy for the site has been submitted to, and approved in writing by, the Local Planning Authority.

The strategy shall be based on the site-specific Flood Risk Assessment (Flood Risk Assessment and Outline Drainage Strategy / SHF.1132.306.HY.R.001.A / December 2025 / Enzygo) and indicative Surface Water Sustainable Drainage Strategy (Flood Risk Assessment and Outline Drainage Strategy / SHF.1132.306.HY.R.001.A / December 2025 / Enzygo), and shall demonstrate compliance with the principles and requirements of the National Planning Policy Framework, Planning Practice Guidance, and the latest published version of the National Standards for Sustainable Drainage Systems (or any successor Standards in force at the time of submission). It shall also demonstrate how sustainable drainage system features have been designed to deliver multifunctional benefits in relation to water quality, amenity, and biodiversity.

Surface water and foul water drainage shall be drained on separate systems. No surface water runoff from the development shall be discharged to a foul sewer(s), either directly or indirectly.

The submitted strategy shall include, as a minimum:

a) Sustainable drainage calculations for peak flow control and volume control for the following events:

   i. The 100% (1 in 1-year) annual exceedance probability event, including a 10% urban creep uplift factor;

   ii. The 3.3% (1 in 30-year) annual exceedance probability event, including a 40% climate change allowance and a 10% urban creep uplift factor;

   iii. The 1% (1 in 100-year) annual exceedance probability event, including a 50% climate change allowance and a 10% urban creep uplift factor.

   Calculations must cover the entire development area, including all existing and proposed surface water drainage systems up to and including the final discharge locations.

b) Final sustainable drainage plans, appropriately labelled to include:

   i. Site plans showing all permeable and impermeable areas contributing to the surface water drainage network, either directly or indirectly, including the entire development area and any off-site flows where relevant.

   ii. Drainage layout plans showing all pipe and structure references, dimensions, and design levels, including all existing and proposed surface water drainage systems up to and including the final discharge location.

   iii. Details of all sustainable drainage features, including landscape drawings showing topography and slope gradients.

   iv. Site plans showing modelled flood water depths, volumes and exceedance flow routes and flow velocities for rainfall events exceeding the 1% (1 in 100-year) annual exceedance probability event, or due to a blockage. The strategy shall

demonstrate that flood risk is not increased on-site or elsewhere, informed by a blockage assessment for all flow controls.

v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels. The strategy shall confirm that FFLs have been set to provide a minimum 150mm – 300mm freeboard above adjacent ground levels, (in accordance with the recommendations of the approved Flood Risk Assessment).

vi. Final details of proposals to manage surface water runoff to and from the development boundary, including measures to manage surface water runoff from adjacent land that could flow onto the site during storm events, and to ensure runoff leaving the site does not occur in an uncontrolled manner.

vii. Measures to manage the quality of the surface water runoff to prevent pollution and, protect groundwater and surface water bodies. The strategy shall include a robust water quality risk assessment, proportionate to the pollution hazard and sensitivity of receiving waters, and shall inform the design of an appropriate SuDS management train.

viii. Measures to manage the first 5mm of rainfall to prevent runoff from the site for the majority of small (frequent) rainfall events and for the initial depth of rainfall for larger events.

c) Evidence of an assessment of the site conditions. This should include geotechnical investigations and seasonal monitoring, to confirm test locations, infiltration rates and groundwater levels, carried out in accordance with Digest 365 Soakaway Design (Building Research Establishment).

d) Evidence of an assessment of the receiving watercourse to confirm its condition and capacity to accept surface water runoff from the development at the proposed discharge rate and runoff volume.

e) Evidence that a free-flowing outfall can be achieved. Where this is not possible, the strategy shall demonstrate that the drainage system has been assessed for performance under surcharged outfall conditions and will continue to function without increasing flood risk.

The sustainable drainage strategy shall be fully implemented in accordance with the approved details.

Reason

To ensure satisfactory sustainable drainage facilities are provided in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

Condition 02 – Construction Surface Water Management Plan

No development shall commence in any phase until a Construction Surface Water Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall detail how surface water and stormwater will be managed on

site during all construction activities, including demolition, site clearance, earthworks, and temporary drainage installation, to prevent uncontrolled runoff and pollution.

The submitted details shall include, as a minimum:

a) A timetable for implementation of any surface water management proposals;

b) A method statement of the surface water management proposals for each construction phase, including temporary drainage arrangements and contingency measures for extreme weather events;

c) Evidence of how surface water flows will be discharged, demonstrating that discharge rates will be restricted to no greater than the equivalent greenfield runoff rate;

d) Measures to prevent siltation and pollutants from entering any receiving groundwater and/or surface water bodies, including watercourses, with reference to published guidance;

e) A site plan of the proposed surface water management proposals and pollution prevention measures, including locations of temporary drainage features, bunds, silt fences, settlement tanks, and spill response equipment.

The plan shall be implemented in full and thereafter managed and maintained in accordance with the approved plan for the duration of the construction works.

Reasons

To ensure the development is served by satisfactory arrangements for the disposal of surface water during all construction phases, so that it does not pose an undue surface water flood risk on-site or elsewhere, and to prevent pollution of receiving waters, in accordance with Paragraph 181 of the National Planning Policy Framework and the principles of the National Standards for Sustainable Drainage Systems.

Condition 03 – Sustainable Drainage System Operation and Maintenance Plan

The occupation of the development shall not be permitted until a site-specific Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include, as a minimum:

a) A timetable for its implementation;

b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body;

c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance

of each surface water drainage system feature throughout the lifetime of the development;

d) Details of financial management, including arrangements for the replacement of major components at the end of the manufacturer's recommended design life;

e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency;

f) Details of land ownership and access rights for all parts of the surface water drainage system, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason

To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to ensure that the sustainable drainage system provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, in accordance with Paragraph 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

Condition 04 – Verification Report of Constructed Sustainable Drainage System

The occupation of the development shall not be permitted until 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.

The verification report shall include, as a minimum:

a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy;

b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates;

c) As-built drawings of the constructed drainage system, including all SuDS features, pipework, control structures, and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason

To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to confirm that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

Justification for Pre-Commencement Conditions

Drainage is both a material consideration and an early, fundamental activity in the ground construction phase of development. Once installed, drainage infrastructure is typically buried or built over, making it difficult to access or modify. It is therefore essential that a robust and agreed surface water sustainable drainage strategy is secured before development commences to avoid placing existing or future communities at increased flood risk.

The need for early certainty is reflected in national planning policy, with paragraphs 181 and 182 of the National Planning Policy Framework requiring that developments incorporate sustainable drainage systems (SuDS) unless there is clear evidence that this would be inappropriate. Sustainable drainage systems are expected to control flow rates and reduce volumes of runoff and should be proportionate to the nature and scale of the proposal, providing multifunctional benefits wherever possible, through facilitating improvements in water quality and biodiversity, as well as benefits for amenity.

The National Standards for Sustainable Drainage Systems reinforce these expectations by setting minimum design, construction, maintenance and operational standards for surface water drainage in new developments. These standards support a consistent, risk-based approach and are a material consideration in planning alongside the National Planning Policy Framework and Planning Practice Guidance when determining planning applications.

While we raise no objection to the principle of this development, the submitted information does not yet provide sufficient detail on how surface water will be safely managed for the lifetime of the development. Further details will therefore be required once all detailed design work and site investigations are complete, to demonstrate compliance with relevant planning policy, guidance, and standards. This may include revisions to the final allowable peak discharge rates and runoff volumes, which should not be regarded as fixed at this stage, as they may need to be adjusted as early design assumptions are confirmed and refined – for example, in relation to ground conditions, infiltration potential, site layout and topography, the extent of impermeable areas, runoff destinations, or the inclusion of additional source control measures.

The recommended pre-commencement condition(s) provide a mechanism to secure this detail. This approach allows planning permission to be granted while requiring the final drainage design to be submitted and approved through the discharge of condition process. This can be more favourable to developers by reducing upfront costs and delays.

However, if such conditions are not accepted by the Local Planning Authority, we may need to object to the principle of development until the outstanding information is provided.

We request to be consulted on any amendments or alterations to the submitted details, or on any subsequent submitted application to discharge these recommended conditions.

Informatives

Informative 01 – 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 applies to permanent and temporary works, including repairs and maintenance, whether the watercourse is open or culverted (piped or enclosed). This requirement applies regardless of any planning permission.

Important Information:

- The applicant is expected to avoid crossing, diverting, or culverting an ordinary watercourse in line with Lancashire County Council's Ordinary Watercourse Regulation Policies.
- Written consent must be obtained before works start. There is no legal mechanism for retrospective consent.
- Carrying out works without the required consent constitutes a nuisance in law and may lead to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended).
- Consent applications can take two months to determine once valid and paid in full.
- Applications may be refused if insufficient evidence is provided to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies.
- If works include adoption of new assets, such as roads or sewers, adoption may be refused by the adopting body without the appropriate consent.
- Sites may be inspected before, during, and after consent is issued.
- Planning permission does not guarantee Ordinary Watercourse Consent. Applicants are strongly advised to apply for consent before or at the same time as planning permission to avoid delays.

Further guidance, policies, application checklist, and pro-forma are available at: https://www.lancashire.gov.uk/flooding/ordinary-watercourse-regulation/

Informative 02 – Connection to Main River

The applicant may require an Environmental Permit from the Environment Agency.

Further information and guidance on Environmental Permits is available at: https://www.gov.uk/topic/environmental-management/environmental-permits

Informative 03 – Connection to Public Sewer

The applicant may require an agreement with the appropriate Water and Sewerage Undertaker to connect to the public sewerage system. This may include a Section 104 Agreement for the adoption of the proposed surface water sustainable drainage system.

Informative 04 – Appropriate Legal Agreement

The proposed outfall may require a legal agreement with a third party to access and construct the outfall, in addition to any permissions from flood risk management authorities.

Evidence of an in-principle agreement should be submitted to the Local Planning Authority.

Informative 05 – Permeable Paving

Where permeable paving is included in the hydrological calculations of a development proposal, the Local Planning Authority is advised to consider the removal of permitted development rights for permeable paving.

If permitted development rights are not removed for permeable paving on privately owned land, the Lead Local Flood Authority may consider the need to designate such areas under Schedule 1 of the Flood and Water Management Act 2010. The District Council, as a flood risk management authority, also has these designation powers.

Lead Local Flood Authority Site-Specific Advice

The following comments are provided to support the Local Planning Authority in its consideration of this application. While they do not constitute a formal objection, they highlight areas that may benefit from further attention, either at this stage or in future submissions. These comments are intended to support informed decision-making and encourage the adoption of relevant guidance, standards and best practice.

National Standards for Sustainable Drainage Systems: Water Quality

Based on our assessment of the submitted drainage strategy, we note that the development **has** proposed SuDS features that have the potential to deliver additional benefits in line with the National Standards for Sustainable Drainage Systems, particularly in relation to water quality (Standard 4) and **has not** provided a water quality risk assessment. To ensure these benefits are realised, the design, operation, and long-term maintenance of these features should be clearly demonstrated and secured through the planning process. Responsibility for ensuring compliance with the Standards ultimately rests with the Local Planning Authority.

Accessing Additional Advice

If the applicant wishes to discuss any aspect of this response with the Lead Local Flood Authority, they can choose to do so through our charged for Lead Local Flood Authority Advice Service.

Applicants can also access separate advice from the county council's Highway Authority on how individual developments will impact the highway network via the Pre-Planning Application Highway Advice Service.

What This Response Does Not cover

This response does not assess matters relating to:

- **Other sources of flooding**, including the risk of flooding from rivers (fluvial), the sea (coastal), groundwater, sewers (surface water or foul), highways, canals, and reservoirs.
- **Application of the Sequential and Exception Tests**, which is a matter for the Local Planning Authority.
- **Highways**, including highway drainage, flood water exceedance on the highway, highway adoption (Section 38) and off highway works (Section 278) under the Highways Act 1980.
- **Amenity** as set out in Standard 5 from the National Standards for Sustainable Drainage Systems.
- **Biodiversity** as set out in Standard 6 from the National Standards for Sustainable Drainage Systems.

Material Changes or Additional Information

If any material changes are made to the submitted information, or if additional information is provided after this response that affects surface water management, the Local Planning Authority is advised to re-consult the Lead Local Flood Authority. **Please note this will be treated as a formal re-consultation, subject to a full 21-day response period**. Re-consultations should be sent to our identified mailbox.

If the Local Planning Authority choose to determine the application contrary to the advice provided by the Lead Local Flood Authority, we will be unable to support the application at appeal or at any future discharge of conditions stage relating to conditions we have not recommended.

Please send a copy of the decision notice to our identified mailbox.

Yours faithfully,

Harry McGaghey

Lead Local Flood Authority