Date: 24 February 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 23rd February 2026. This follows our previous response dated 17th February 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2026/0098
Proposal:	Approval of details reserved by conditions 4 (surface water drainage strategy), 5 (surface water management plan), 6 (water drainage maintenance manual), 7 (surface water verification report), 8 (biodiversity gain plan) and 9 (landscape/habitat management plan) on planning permission 3/2025/0502.
Location:	Radholme Laund Farm Hall Hill Whitewell BB7 3DF

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 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 **recommends the discharge of condition** 4 on planning decision 3/2025/0502.

The Lead Local Flood Authority **recommends the discharge of condition** 6 on planning decision 3/2025/0502.

Lancashire County Council

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

The Lead Local Flood Authority **cannot recommend the discharge of condition** 7 on planning decision 3/2025/0502 on the basis of:

- The applicant has failed to provide any evidence as outlined in the wording of the condition, for the avoidance of doubt, this is a verification condition which is expected to verify the as built drainage system and any variations, and as such the Lead Local Flood Authority would be unable to recommend its discharge at this time.

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