

Date: 23 June 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 2nd June 2026. This follows our previous response dated 7th April 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2026/0238
Proposal:	Approval of details reserved by conditions 3 (construction management plan/method statement) 4 (surface water) 5 (bat boxes) 7 (street maintenance) 8 (flood mitigation) 9 (flood management plan) 10 (surface water/foul drainage) 19 (cycle storage) 20 (travel plan) and 21 (operation/maintenance manual) on planning permission 3/2022/1158 granted on appeal APP/T2350/W/25/3368139.
Location:	Land South of Accrington Road Whalley

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 **cannot recommend the discharge of condition 4** on planning decision 3/2022/1158 on the basis of:

- The applicant has failed to provide evidence to demonstrate how surface water will be disposed of and at what rate from the areas it has indicated as being bunded

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during the construction phase. Should the applicant intend to pump the surface water from these areas to the proposed attenuation pond, it will still be expected to be shown how these bunded areas are expected to be drained and at what rate prior to the construction of the attenuation pond and the proposed hydrobrake.

The Lead Local Flood Authority **cannot recommend the discharge of condition 10** on planning decision 3/2022/1158 on the basis of:

- The applicant has failed to provide updated drainage calculations that accurately reflect the development proposals, the applicant has failed to provide evidence of 40% climate change allowance applied to the 3.3% (1 in 30-year) annual exceedance probability event.
- The applicant has failed to provide evidence that that as proposed the post development discharge rate for the 100% (1 in 1-year) annual exceedance probability event will not exceed the greenfield run off rate for the same event, in addition to this the drainage calculations show evidence that in certain events the development will be discharging greater than its designed hydrobrake of 15l/s. In addition to this the applicant has stated that surface water is to be discharged at the 1in1 greenfield runoff rate for the same event post development, however the provided evidence does not support this proposal.
- It is unclear whether evidence has been provided that a free-flowing outfall can be achieved. If this is not possible, evidence of a surcharged outfall applied to the sustainable drainage calculations will be required.
- The applicant has failed to provide evidence of the proposed filter drain for the northeastern part of the development, therefore it is unclear whether evidence has been provided to demonstrate how post development ground levels do not contribute to new surface water flood flow routes from higher ground to adjacent lower ground, both on and off site.

The Lead Local Flood Authority **cannot recommend the discharge of condition 21** on planning decision 3/2022/1158 on the basis of:

- The Lead Local Flood Authority are unable to recommend the discharge of this condition until the details of the proposed management and maintenance company to be appointed has been confirmed. For the avoidance of doubt this condition is a pre-occupation condition, not a pre-commencement condition.

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

