

Date: 26 May 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 7th May 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2026/0314
Proposal:	Approval of details reserved by condition 18 (Travel plan), condition 19 (Construction Management Plan), condition 23 (Surface Water Drainage Scheme) and condition 25 (Construction Environmental Management Plan) on planning permission 3/2020/0601.
Location:	Land at Highmoor Farm Clitheroe BB7 1PN

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 23** on planning decision 3/2020/0601 on the basis of:

- The applicant has provided evidence within the catchment plan of a contributing area of approximately 2.444ha, however the applicant has provided evidence of the greenfield scenario being based on 3.973ha, giving a Qbar of approximately 37.5l/s, although this approach was acceptable in principle, the contributing areas used to calculate the existing scenario and the proposed development are

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expected to be consistent. Should the applicant only intend to drain the impermeable areas (including the area for the proposed basin) then the proposed final discharge rate should also be based on the same contributing area.

- The applicant has failed to provide evidence of the drainage calculations for the 1in1 year event.
- The applicant has failed to provide evidence of details of an appropriate management and maintenance plan for the surface water drainage network over the lifetime of the development.

The Lead Local Flood Authority **cannot recommend the discharge of condition 25** on planning decision 3/2020/0601 on the basis of:

- The applicant has failed to provide evidence of site-specific measures of how surface water will be managed onsite during the construction phase, prior to the proposed surface water drainage system being constructed, as well as site-specific measures for pollution and siltation mitigation. The applicant should provide evidence of a construction phase layout plan that depicts the proposed location of any mitigation measures as well as evidence to demonstrate that surface water will not be discharged from the site at a rate higher than the greenfield equivalent.

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.

- The applicant should seek to clarify the accuracy of the modelling software in regard to the modelled surface water sustainable drainage system, as the mass balance is indicated to be a figure of 69.1%, which is lower than the expected guidance parameters.

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

