

Our Ref: 26117/1

Oakmere Homes
Helm Bank
Natland
Kendal
LA9 7PS

08th July 2026

For the attention of Mark Brown
(Via email only)

Re: Lead Local Flood Authority Response
Land off Chatburn Road Clitheroe BB7 4JX Ref: 3/2026/0315

We write to you in reference to the Lead Local Flood Authority (LLFA) feedback, dated 24/06/2026, received on your planning application on the land off Chatburn Road, Clitheroe, BB7 4JX. The LLFA have objected to the development on the grounds of inadequate surface water sustainable drainage strategy. For ease of comparison we have broken down our response on a point by point basis to match the feedback received.

1. Failure to Demonstrate Appropriate Peak Discharge Rate

We have now reduced the peak discharge rate from QBAR to the 1:2 year greenfield run-off, the updated calculations can be seen in the updated Flood Risk Assessment & Drainage Strategy Report (Rev P02)

2. Failure to Demonstrate Appropriate Runoff Volume Control

As above, the peak discharge rate has now been limited to the 1:2 year greenfield run-off rate for storm events up to and including the 100 year + 50% climate change + 10% urban creep.

3. Demonstrate that the development proposal will not result in a flood risk within or outside the development

The nature of the site is that there is a large level difference from the south-east to the north-west. Finished floor levels will be a minimum of 150mm above surrounding ground levels to protect against the potential for overland flows to cause flooding. The lower lying plots are all detached dwellings and provide ample opportunity for any flows to pass around the perimeter of the properties. Beyond this, the fall from south-east to north-west is being maintained and the lower run of properties sit above the access road that serves them, which again will mean that any overland flows are diverted away from the plots.

Levels are, by and large, being raised across the site which will help to mitigate against any ground water issues.

4. Inadequate Runoff Destination

The updated Flood Risk Assessment & Drainage Strategy Report (Rev P02) addresses this point. The updated proposed drainage strategy section now includes a discussion about the collection of surface water run-off for non-potable use.

5. Failure to Manage Everyday Rainfall

The drainage strategy has now been updated to satisfy National Standards for Sustainable Drainage Systems; Standard 2. This is achieved through the following methods

All roof drainage will pass through bioretention planters which will deal with the first 5mm of rainfall at source and so comply with the standard.

Driveways are to be constructed using a permeable surface, no adjacent surface is to be drained to the permeable areas and so this is considered to comply with the standard.

With the original design the only SUDS feature that run-off from the roads and footpaths flowed through was the wetland area. We have 2961m² of roads and footpaths on the development and 20% of the equivalent area needs to be provided in the SUDS feature to comply with the standard. We have now increased the wetland area to being 690m² and thus the strategy now complies with the standard.

We trust that this assists in addressing the comments received

Yours faithfully,



Richard Gadsden
Director
Gadsden Consulting

