

Date: 24 June 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 4th June 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2026/0315
Proposal:	Residential development of 39 dwellings with associated landscaping, car parking and access.
Location:	Land off Chatburn Road Clitheroe BB7 4JX

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 **objects** to the above application on the basis of:

Objection 01 – Inadequate Surface Water Sustainable Drainage Strategy

In the absence of an acceptable surface water sustainable drainage strategy, we object to this application and recommend refusal of planning permission until sufficient information has been submitted to the Local Planning Authority.

Lancashire County Council

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



Reason

Paragraphs 181 and 182 of the National Planning Policy Framework require that applications which could affect drainage on or around the site incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, unless there is clear evidence that this would be inappropriate. These systems should provide multifunctional benefits wherever possible and should:

- Take account of advice from the Lead Local Flood Authority.
- Have appropriate proposed minimum operational standards.
- Have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development.

The Flood Risk and Coastal Change section of the Planning Practice Guidance reinforces the requirement for sustainable drainage systems to be considered at the start of the design process (Paragraph 055), and makes clear that planning applications need to be supported by a sustainable drainage strategy containing proportionate information on how surface water will be managed to ensure there is no increase in flood risk to others off-site (Paragraph 059). It reinforces the expectation that sustainable drainage systems meet appropriate minimum standards of operation, with clear maintenance and adoption arrangements proposed for the lifetime of the development (Paragraph 058).

The guidance also refers to the National Standards for Sustainable Drainage Systems to inform decisions about the design, maintenance and operation of sustainable drainage systems (Paragraph 057). These Standards provide the most comprehensive and current guidance on minimum operational standards and are a material planning consideration.

The submission of a robust surface water drainage strategy is therefore essential to enable the Local Planning Authority to make informed planning decisions. Without it, the Lead Local Flood Authority is unable to confirm whether the proposed development satisfies the requirements of the National Standards for Sustainable Drainage Systems, and therefore whether it complies with Paragraphs 181 and 182 of the National Planning Policy Framework or the Planning Practice Guidance. This constitutes a clear and sufficient reason for the refusal of planning permission.

In this case, although a drainage strategy has been submitted, it is considered inadequate. It does not satisfy the requirements of the National Standards for Sustainable Drainage Systems for the following reasons:

1. **Failure to Demonstrate Appropriate Peak Discharge Rate** – The applicant has failed to demonstrate that the proposed development provides appropriate minimum operational standards for peak discharge rate, as required by Standard 3 (Management of Extreme Rainfall and Flooding) of the National Standards for Sustainable Drainage Systems. This Standard requires that:

For greenfield sites, the peak discharge rate from the development to surface waters or sewers for the 50% (1 in 2-year) annual exceedance probability rainfall event shall be limited to the equivalent 50% annual exceedance probability greenfield runoff rate, or 3 litres per second per hectare, whichever is greater.

The submitted evidence fails to demonstrate that the peak discharge rate from the development to the ordinary watercourse will be limited in accordance with these



parameters, the requirements of Standard 3 have not been met. Further evidence is therefore required to demonstrate compliance with Standard 3 of the National Standards for Sustainable Drainage Systems.

2. **Failure to Demonstrate Appropriate Runoff Volume Control** – The applicant has failed to demonstrate that the proposed development provides appropriate minimum operational standards for runoff volume and peak discharge rate, as required by Standard 3 (Management of Extreme Rainfall and Flooding) of the National Standards for Sustainable Drainage Systems. This Standard requires that:0

If the post-development runoff volume discharged from the development to surface waters or sewers for the 1% (1 in 100-year) annual exceedance probability, 6-hour rainfall event is greater than the volume of greenfield runoff for the same rainfall event, the peak allowable discharge rate from the development for the 1% (1 in 100-year) annual exceedance probability shall be limited to the 50% (1 in 2-year) annual exceedance probability greenfield runoff rate, or 3 litres per second per hectare, whichever is greater.

As the submitted evidence fails to demonstrate that the post-development runoff volume and peak discharge rate from the development to the ordinary watercourse will be limited in accordance with these parameters, the requirements of Standard 3 have not been met.

Further evidence is therefore required to demonstrate compliance with Standard 3 of the National Standards for Sustainable Drainage Systems.

3. **Demonstrate that the development proposal will not result in a flood risk within or outside the development** in line with Paragraphs 181 and 182 of the National Planning Policy Framework. The applicant has failed to provide evidence or an assessment of the surface water flood risk present onsite after factoring in the pose development situation and any change in permeable area or change in ground levels.

Specifically, the applicants drainage layout shows that some houses(especially the central houses) which gardens back on to each other as being a potential flood risk due to the fact that the houses to the north have a lower finished floor level than those houses to the south and the gardens showing an approximate fall of 3 metres and an approximate 1in5 slope from the southern houses to the northern houses, with no mitigation proposals, especially given that the applicant has stated that infiltration is unfeasible and that ground water was present at approximately 1m to 1.5m below ground that . This is sufficient reason in itself for the refusal of planning permission.

4. **Inadequate Runoff Destination** – The proposed drainage strategy fails to demonstrate compliance with the priority hierarchy of runoff destinations set out in



Standard 1 (Runoff Destinations) of the National Standards for Sustainable Drainage Systems. This Standard requires applicants to demonstrate that surface water runoff from new developments will be discharged according to a priority hierarchy, and for all higher priority destinations to be utilised to the maximum extent practicable.

In this case, the applicant proposes to discharge surface water runoff from this development to the ordinary watercourse. However, sufficient evidence has not been provided to demonstrate that all higher priority final destinations have been utilised to the maximum extent practicable. This includes non-potable use as stated in the wording of the standard.

Further evidence is therefore required to demonstrate compliance with Standard 1 of the National Standards for Sustainable Drainage Systems.

5. **Failure to Manage Everyday Rainfall** – The proposed drainage strategy fails to demonstrate that the proposed development provides adequate measures to manage runoff from everyday rainfall events, as required by Standard 2 (Management of Everyday Rainfall (Interception)) of the National Standards for Sustainable Systems. This Standard requires a 'SuDS approach' to be applied so that at least the first 5mm of rainfall for the majority of rainfall events does not result in runoff from the site to surface waters or piped drainage systems.

Further evidence is therefore required to demonstrate compliance with Standard 2 of the National Standards for Sustainable Drainage Systems.

This should include evidence that runoff from each positively drained surface, for at least the first 5mm of rainfall, is either collected for use, infiltrated into the ground, or else captured, conveyed and stored within SuDS features. These features shall naturally absorb or retain runoff and from these the runoff will be 'lost' to soils or the atmosphere and will not discharge off the site, as required by Section 2.6.

Overcoming Our Objection

You can overcome this objection by submitting a surface water sustainable drainage strategy that addresses the deficiencies identified above and demonstrates how surface water will be managed within the development in accordance with:

- Paragraphs 181 and 182 of the National Planning Policy Framework,
- The Flood Risk and Coastal Change section of the Planning Practice Guidance, and
- The National Standards for Sustainable Drainage Systems.

Please note that submission of additional information will not automatically result in the removal of this objection. The submitted evidence must be technically robust, policy-compliant, and proportionate to the nature and scale of the development.



Please note that our objection(s) will be maintained until the required information, as outlined above, has been received and reviewed. The submission of amended information alone will not in itself result in the removal of the objection.

Lead Local Flood Authority Site-Specific Advice

The following comments are provided to assist 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.

- In addition to the lack of evidence as outlined above, in regard to the greenfield runoff rates and volumes in comparison to the post development discharge rates and volumes, the applicant is expected to take into consideration the following advice.

From the limited evidence provided the applicant may have designed the drainage system with a contributing area of approximately 1.036ha, but has calculated the discharge rate equivalent on a larger contributing area therefore proposing a discharge rate of 16.3l/s.

Standard 3 requires that the entire development area that could potentially drain to the proposed surface water drainage system in an extreme event shall be used for estimating greenfield runoff rates and volumes (including both permeable and impermeable surfaces). For the avoidance of doubt, the runoff area used in any of the runoff estimation methods should be consistent with the contributing area proposals for the post development situation to determine the appropriate discharge rates and volumes.

The applicant has stated that infiltration is not possible on the proposed development and, therefore, while these areas, such as gardens, roadside verges and areas of public open space, may not be positively drained, they may contribute indirectly to the drainage system during extreme events.

The applicant must design their SuDS with an appropriate estimation of the area contributing to the drainage system, both permeable and impermeable, with evidence of this area provided through an appropriate contributing area plan, or otherwise demonstrate how surface water runoff from non-drained areas will be managed without contributing to the drainage system and without increasing flood risk onsite or elsewhere.

- It is unclear from the submitted evidence how the applicant intends to drain the houses and road between manholes S12 and S1, from the initial information provided this appears to be a significant area to drain via the use of private drainage only.



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

