

Date: 11 June 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 22nd May 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2026/0400
Proposal:	Approval of details reserved by conditions 15 (surface water operation and maintenance); 16 (surface water verification report); and 17 (new build units verification) on planning permission 3/2022/0966.
Location:	Crow Trees Farm Crow Trees Brow Chatburn BB7 4AA

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 16** on planning decision 3/2022/0966 on the basis of:

- The applicant has failed to provide clear and robust justification for the changes and the deviation in the proposed surface water sustainable drainage design, from the approved design (Foul and surface water drainage plan / K39346 – 20 / 21st March 2024 / RG Parkins) through the discharge of condition 13.

Lancashire County Council

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



For the avoidance of doubt, the applicant has demonstrated that the development now discharges both foul and surface water into the same system before leaving the development, which is contrary to foul and surface water systems being drained through separate systems to their final discharge location, regardless of this final discharge location being a combined sewer. At this stage it is also unclear if the applicant has given due consideration to the implications of combining of these systems, as no non-return valve is evident to prevent foul water entering the surface water system in event of a blockage, surcharging or increased rainfall.

In addition to this, the applicant has provided evidence which demonstrates that the development may be discharging at a rate greater than the agreed greenfield rate, as there are both foul and surface water systems connecting into manhole C03 after the systems have been restricted by the necessary hydro brakes.

The Lead Local Flood Authority **cannot recommend the discharge of condition 15** on planning decision 3/2022/0966 on the basis of:

- The applicant has failed to provide evidence which accounts for the proposed deviation in design as outlined above, as this could have a direct impact on the management and maintenance of the surface water sustainable drainage system, in perpetuity.

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

