

Date: 16 July 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 25th June 2026. This follows our previous response dated 11th June 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 **recommends the discharge of condition 15** on planning decision 3/2022/0966.

The Lead Local Flood Authority **recommends the discharge of condition 16** on planning decision 3/2022/0966.

Lancashire County Council

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



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 Local Planning Authority should satisfy itself that the applicant has put the appropriate measures in place and mitigate against residual risk given the applicants alterations, and having a combined surface water and foul drainage connection. The applicant has met the wording of the aforementioned conditions, however the applicant has proposed that a non-return valve is not required, despite the combined connection point (C03) showing that the foul water entering this chamber at a higher inlet level than that of the surface water, meaning that should a blockage or problem occur between C03 and C02, and the system were to start backing up, foul water has the potential to backup along the surface water drainage system, which has inherent risks.

For the avoidance of doubt, the applicant has not given evidence of a simulation model of the two systems combined up to the final outfall, given that these systems now have the potential to interact and affect each other.

It is widely acknowledged as the industry standard as to drain foul and surface water on separate systems, this deviation, should have been highlighted at a much earlier stage and assessed or re-assessed through the final detailed surface water sustainable drainage design and/or condition, as this change has the potential to affect the drainage of the development and its associated flood risk if not managed appropriately.

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

