

Date: 06 August 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 20th July 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2026/0538
Proposal:	Construction of 15 eco lodges and infrastructure to provide additional accommodation for Eaves Hall.
Location:	Eaves Hall Eaves Hall Lane West Bradford BB7 3JG

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, including any recommended conditions, 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 has **no objection** to the above application, subject to the inclusion of the following recommended conditions, in consultation with the Lead Local Flood Authority:

Condition 01 – Development in Accordance with the Approved Flood Risk Assessment and Surface Water Sustainable Drainage Strategy

The development permitted by this planning permission shall be carried out in accordance with the principles set out within the approved Flood Risk Assessment (Flood Risk Assessment & Outline Drainage Strategy / FRA261101 / 21st May 2026 / LK Consult) and

Lancashire County Council

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



Surface Water Sustainable Drainage Strategy (Surface Water Drainage Scheme and Pollution Prevention / 10855 / 17th June 2026 / Reid Jones Partnership).

The measures shall be fully implemented prior to first use of the development and in accordance with the timing and phasing arrangements embodied within the approved scheme, or within any other period as may subsequently be agreed in writing by the Local Planning Authority.

Reason

To ensure satisfactory sustainable drainage systems are provided in accordance with Paragraphs 181 and 182 of the National Planning Policy Framework, Planning Practice Guidance and the National Standards for Sustainable Drainage Systems.

Condition 02 – Sustainable Drainage System Operation and Maintenance Plan

The commencement of use of the development shall not be permitted until a site-specific Operation and Maintenance Plan for the lifetime of the development, pertaining to the surface water drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include, as a minimum:

- a) A timetable for its implementation
- b) Site-specific details of the operation, maintenance, and access requirements for all sustainable drainage system features and connecting drainage structures. This shall include any automated monitoring of motorised equipment (such as pumps and proprietary drainage features for flow control or water quality improvement), their functionality, and transmission of failure warnings to the responsible maintenance body
- c) The arrangements for adoption by any public body or statutory undertaker, or identification of named parties responsible for the management and maintenance of each surface water drainage system feature throughout the lifetime of the development
- d) Details of financial management, including arrangements for the replacement of major components at the end of the manufacturer's recommended design life
- e) Instructions on necessary steps to be taken in the event of a pollution incident, including matters that should be reported to the adopting authorities or the Environment Agency
- f) Details of land ownership and access rights for all parts of the surface water drainage system, including watercourses, sustainable drainage system features, and associated easements required for inspection and maintenance.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason

To ensure that surface water flood risks to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems,



and to ensure that the sustainable drainage system provided as part of the development have appropriate maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development, in accordance with Paragraph 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

Condition 03 – Verification Report of Constructed Sustainable Drainage System

The commencement of use of the development shall not be permitted until a site-specific Verification Report, pertaining to the surface water sustainable drainage system and prepared by a suitably competent person, has been submitted to and approved in writing by the Local Planning Authority.

The verification report shall include, as a minimum:

- a) Evidence that the surface water sustainable drainage system has been constructed in accordance with the approved drawing(s) and specifications, or details any minor variations, with evidence demonstrating that the system remains fit for purpose and compliant with the approved surface water drainage strategy
- b) Photographic and written evidence confirming the location and details of all critical drainage infrastructure. Locations shall be referenced using national grid coordinates
- c) As-built drawings of the constructed drainage system, including all SuDS features, pipework, control structures, and discharge points, with levels and dimensions clearly annotated.

Thereafter, the drainage system shall be retained, managed, and maintained in accordance with the approved details.

Reason

To ensure that surface water flood risks from development to future users of the land and neighbouring land are minimised, together with risks to controlled waters, property, and ecological systems, and to confirm that the development as constructed is compliant with the requirements of Paragraphs 181 and 182 of the National Planning Policy Framework and Standard 7 of the National Standards for Sustainable Drainage Systems.

Informative

Informative 01 – Ordinary Watercourse Consent

Under Section 23 of the Land Drainage Act 1991, as amended by the Flood and Water Management Act 2010, there is a legal requirement to obtain consent from Lancashire County Council, as Lead Local Flood Authority, prior to undertaking certain works on ordinary watercourses.

This applies to permanent and temporary works, including repairs and maintenance, whether the watercourse is open or culverted (piped or enclosed). This requirement applies regardless of any planning permission.



Important Information:

- The applicant is expected to avoid crossing, diverting, or culverting an ordinary watercourse in line with Lancashire County Council's Ordinary Watercourse Regulation Policies.
- Written consent must be obtained before works start. There is no legal mechanism for retrospective consent.
- Carrying out works without the required consent constitutes a nuisance in law and may lead to enforcement action under Section 24 of the Land Drainage Act 1991 (as amended).
- Consent applications can take two months to determine once valid and paid in full.
- Applications may be refused if insufficient evidence is provided to demonstrate compliance with Lancashire County Council's Ordinary Watercourse Regulation Policies.
- If works include adoption of new assets, such as roads or sewers, adoption may be refused by the adopting body without the appropriate consent.
- Sites may be inspected before, during, and after consent is issued.
- Planning permission does not guarantee Ordinary Watercourse Consent. Applicants are strongly advised to apply for consent before or at the same time as planning permission to avoid delays.

Further guidance, policies, application checklist, and pro-forma are available at: <https://www.lancashire.gov.uk/environment-and-planning/flooding/ordinary-watercourse-regulation/>

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

