

Date: 14 August 2026

Dear Local Planning Authority,

Thank you for consulting the Lead Local Flood Authority on the planning application detailed below, received on 31st July 2026.

STATUTORY PLANNING CONSULTATION RESPONSE

Application Number:	3/2026/0573
Proposal:	Approval of details reserved by conditions 17 (Surface Water Drainage Strategy) and 18 (Construction Surface Water Management Plan) of appeal decision 6001560 (planning application reference 3/2025/0653).
Location:	Higher College Farm Lower Road Longridge PR3 2YY

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 17** on planning decision 3/2025/0653 on the basis of:

- The applicant has failed to provide evidence of an assessment of the existing on-site culverted watercourse to be used, to confirm that these systems are in sufficient condition and have sufficient capacity to accept surface water runoff generated from the development.

Lancashire County Council

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



The Lead Local Flood Authority **cannot recommend the discharge of condition 18** on planning decision 3/2025/0653 on the basis of:

- The applicant has failed to provide evidence to demonstrate an appropriate location of where surface water will be collected and rained onsite and how the applicant intends to control the discharge of this surface water from the development during the construction phase prior to the drainage being implemented in full, and so it does not exceed the equivalent greenfield runoff rate.

For the avoidance of doubt, the applicant has stated that the bunds will temporarily store surface water runoff, however, the applicant has also located the welfare units and storage of plant and materials in this same location.

The proposed development will see the conversion of permeable surfaces to impermeable surfaces as well as the impaction of soils during the construction phase, therefore it is important that due regard to the storage and disposal and surface water has been taken into consideration during the construction phase and prior to the proposed surface water sustainable drainage system being constructed.

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

