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**Date:** 27<sup>th</sup> November 2020

### APPLICATION CONSULTATION RESPONSE

<b>Application Number:</b>	06/2020/1002
<b>Location:</b>	Land north of Jepps Lane, Barton
<b>Grid Ref:</b>	E 351717, N 437763
<b>Proposal:</b>	Outline planning application seeking approval for access only for residential development up to 125no. dwellings (all other matters reserved) (resubmission of 06/2019/0866)

Thank you for inviting the Lead Local Flood Authority (LLFA) to comment on the above application. The Flood and Water Management Act 2010 sets out the requirement for LLFAs to manage 'local' flood risk within their area. 'Local' flood risk refers to flooding or flood risk from surface water, groundwater or from ordinary watercourses.

Comments provided in this representation, including conditions, are advisory and it is the decision of the Local Planning Authority (LPA) whether any such recommendations are acted upon. It is ultimately the responsibility of the Local Planning Authority to approve, or otherwise, any drainage strategy for the associated development proposal. The comments given have been composed based on the current extent of the knowledge of the LLFA and information provided with the application at the time of this response.

#### **Lead Local Flood Authority Position**

In the absence of adequate information to assess the principle of surface water drainage associated with the proposed development, **we object** to this application and recommend refusal of planning permission until further information has been submitted to the local planning authority.

#### **Reason**

The application lies within Flood Zone 1 defined by the Planning Practice Guidance as having a low probability of flooding. However the proposed scale of development may present risks of flooding on-site and/or off-site if surface water run-off is not effectively managed. Insufficient detailed information in the indicative site drainage

strategy means the LLFA cannot assess whether the development proposal meets our requirements.

The submission of sufficient information on how surface water is intended to be managed is vital if the local planning authority is to make informed planning decisions. The lack of sufficiently detailed information in the indicative site drainage strategy regarding surface water management, mean that the flood risks resulting from the proposed development are unknown and this is therefore sufficient reason in itself for a refusal of planning permission.

### **Overcoming Our Objection**

You can overcome our objection by submitting the following information :

More information in the preliminary sustainable drainage proposals.

More detailed information about the outfall locations particularly the northern outfall. Verification will be required proving that a surface water sewer/culvert is available and the landowner will give the required permissions.

Both the discharge rates and storage requirements are required for the two indicated catchments.

If this cannot be achieved we will consider whether there is a need to maintain our objection to the application. Production of this information will not in itself result in the removal of an objection.

We ask to be re-consulted following the submission of additional information addressing surface water drainage proposals. We will provide you with comments within 21 days of receiving formal re-consultation. Our objection will be maintained until an adequate level of information has been submitted which satisfies the principles outlined above.

Yours faithfully,

**Steven Warren**

Lead Local Flood Authority