

Contact: Please contact the Local Planning Authority

Date: 22 December 2023

Dear Local Planning Authority,

Thank you for inviting the Lead Local Flood Authority to comment on the below application.

PLANNING APPLICATION CONSULTATION RESPONSE

Application Number:	LCC/2021/0012
Proposal:	Extraction of sand and gravel including construction of new access road and new junction with A59 Preston New Road, creation of plant site, weighbridge and stockpiling area, silt ponds, landscaping including screen mounding, with progressive restoration to wetland and passive flood management facility, woodland and agriculture
Location:	Lower Hall Farm, Samlesbury

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.

Comments provided in this representation, including conditions, are advisory and it is the decision of the Local Planning Authority whether any such recommendations are acted upon. The comments given have been composed based on the extent of the knowledge of the Lead Local Flood Authority and information provided with the application at the time of this response.

Lead Local Flood Authority Position

The Lead Local Flood Authority **maintains its objection** to the above application on the basis of:

Objection(s)

Objection 1 – Inadequate Surface Water Sustainable Drainage Strategy

In the absence of an acceptable surface water sustainable drainage strategy to assess the principle of surface water sustainable drainage associated with the proposed

Lancashire County Council

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



development, we object to this application and recommend refusal of planning permission until further information has been submitted to the Local Planning Authority.

Reason

Paragraphs 167 and 169 of the National Planning Policy Framework require major developments to incorporate sustainable drainage systems that:

- take account of advice from the Lead Local Flood Authority;
- have appropriate proposed minimum operational standards;
- have maintenance arrangements in place to ensure an acceptable standard of operation for the lifetime of the development; and
- where possible, provide multifunctional benefits.

The submission of basic information on how surface water is intended to be managed is vital if the Local Planning Authority is to make informed planning decisions. In the absence of acceptable information regarding surface water sustainable drainage, the Lead Local Flood Authority cannot assess whether the development proposed meets the requirements of Paragraph 169 of the National Planning Policy Framework or the Planning Practice Guidance in principle. This is sufficient reason in itself for a refusal of planning permission.

In particular, the submitted surface water sustainable drainage strategy provides insufficient information relating to:

- The submitted plans do not provide sufficient detail on how surface water is intended to be collected, stored and discharged safely within the site demonstrating that the proposals will not increase surface water flood risk during or after construction on-site or elsewhere. The applicant has now provided some calculations for the site, however it is not clear how these interact with the site layout as a detailed drainage layout has not been provided. Therefore, the Lead Local Flood Authority cannot assess that proposals comply with the Defra Technical Standards for Sustainable Drainage Systems.

The sustainable drainage plans must provide as a minimum:

- i. Site plan showing all permeable and impermeable areas that contribute to the drainage network either directly or indirectly, including details on the materials that will be used to construct the access road and plant area, surface water flows from outside the curtilage as necessary;
- ii. Sustainable drainage system layout showing all pipe and structure references, dimensions and design levels;
- iii. Details of all sustainable drainage components, including landscape drawings showing topography and slope gradient as appropriate;
- iv. Drainage plan showing flood water exceedance routes in accordance with Defra Technical Standards for Sustainable Drainage Systems;
- v. Finished Floor Levels (FFL) in AOD with adjacent ground levels for all sides of each building and connecting cover levels;



- vi. Details of proposals to collect and mitigate surface water runoff from the development boundary;
 - vii. Measures taken to manage the quality of the surface water runoff to prevent pollution, protect groundwater and surface waters, and delivers suitably clean water to sustainable drainage components;
 - viii. Details of the lifetime of the development.
- **Provide any arrangements for maintenance** of the proposed surface water sustainable drainage system to ensure an acceptable standard of operation for the lifetime of the development, therefore, is contrary to paragraph 169 of the National Planning Policy Framework.

The absence of any maintenance arrangements for the SuDS means that the Lead Local Flood Authority cannot assess whether the development proposal meets the requirements of Paragraph 169 of the National Planning Policy Framework in principle. This is sufficient reason in itself for the refusal of planning permission.

Information regarding the management and maintenance of the SuDS components for the lifetime of the development is required to ensure any flood risks arising from poor maintenance of SuDS features are mitigated.

The Lead Local Flood Authority asks to be re-consulted with the results of the amended site-specific flood risk assessment and/or amended sustainable drainage strategy and/or SuDS Pro-forma. We will provide you with further comments within 21 days of receiving formal re-consultation. Re-consultations should be sent to our identified mailbox.

Our objection will be maintained until the amended documents, as outlined above, have been received. Production of the amended documents will not in itself result in the removal of an objection.

Lead Local Flood Authority - Site-Specific Advice

The following advice is provided to inform the applicant and the Local Planning Authority of any additional concerns with the application:

- The submitted sustainable drainage calculations appear to be for the road network only, and this is assumed to currently be proposed to be impermeable. Based on this assumed, the Lead Local Flood Authority expects a volumetric runoff coefficient of 1 to be applied when modelling impermeable areas. An appropriate coefficient for permeable areas should be selected and justified by applicants based on factors including the site geology and soil type, site gradient, event size and antecedent conditions. For impermeable sites, for example, with clay geology, a coefficient of 1 could be applied to the permeable areas owing to the potential for these areas to contribute to the SuDS during extreme events. If using different parameters from those detailed, all applicants will be expected to provide robust evidence to justify their choices.
- Alternatively, the applicant could utilise a permeable material for the road construction in order to maintain the infiltration potential on site.



- The proposed access road crosses a number of ordinary watercourses and therefore it is indicated that culverts on these watercourses will be constructed below the road allow for water to pass under the road. The construction of culverts could mean that the flow of water is impeded or restricted, and a throttle point is created which will need to be maintained by the applicant throughout the development lifetime and subsequently once the access road is removed. Therefore the Lead Local Flood Authority would encourage the applicant to explore other options, such as clear-span bridges, that will achieve the same result without the potential restriction of flows of the watercourses.

Lead Local Flood Authority – General Advice

The Lead Local Flood Authority's general advice is provided through the [Lancashire SuDS Pro-forma and accompanying guidance](#). All applications for major development are expected to follow this guidance and submit a completed SuDS pro-forma.

What this response DOES NOT cover

This response does not cover highway drainage, matters pertaining to highway adoption (s38 Highways Act 1980) and/or off-site highway works (s278 Highways Act 1980). Should the applicant intend to install any sustainable drainage systems under or within close proximity to a public road network (existing or proposed), then they would need to separately discuss the use and suitability of those systems with the relevant highway authority.

The applicant is encouraged to discuss the suitability of any overland flow routes and/or flood water exceedance with the relevant highway authority should they have the potential to impact the public highway network and/or public highway drainage infrastructure (either existing or proposed).

For the avoidance of doubt, as the Lead Local Flood Authority, we do not comment on the application of the sequential and/or exception tests.

Material Changes to this Planning Application

If there are any material changes to the submitted information which impact on surface water, the Local Planning Authority is advised to consider re-consulting the Lead Local Flood Authority via our identified mailbox.

If you decide to approve contrary to our advice

If the Local Planning Authority grants planning permission for this development contrary to our advice, then we will be unable to support this application in an appeal or to assist with the discharge of any planning conditions, including surface water or flood risk conditions that we have not recommended.

For the avoidance of doubt, as the Lead Local Flood Authority, we do not comment on the application of the sequential and/or exception tests.

The Local Planning Authority should be aware that any development built after 1 January 2012 is not eligible for Grant-in-Aid funding from central government to study or alleviate flood issues. This is set out in section 9.3 of the [Memorandum relating to capital grants for local authorities and internal drainage boards in England](#).



Please send a copy of the decision notice to our identified mailbox.

Yours faithfully,

George Edmondson

Lead Local Flood Authority

