

Contact: Please contact the Local Planning Authority

Date: 12 October 2022

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/2022/0048
Proposal:	PROPOSED CRICKET FACILITY COMPRISING 2NO. CRICKET OVALS AND ASSOCIATED PAVILION BUILDING AND SPECTATOR SEATING, COVERED CRICKET NETS, ACCESS, PARKING, LANDSCAPING AND ASSOCIATED WORKS (INCLUDING TEMPORARY EVENT OVERLAY FACILITIES ON TICKETED MATCH DAYS), REALIGNMENT OF PUBLIC RIGHT OF WAY REF 9-12-FP 1, 7-4-FP 6 AND PUBLIC RIGHT OF WAY REF 9-12-FP 2, 7-4-FP5
Location:	LAND AT WOODCOCK ESTATE, STANIFIELD LANE, FARINGTON

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 - Site-Specific Advice

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

The Lead Local Flood Authority require justification as to why only a 15% contribution from the landscaped areas has been considered to calculate the storage requirements and contributing area in the microdrainage calculations. The reason we have concerns about this is because the soil on site contains a high proportion of clay and has been demonstrated to have an extremely poor infiltration rate in the ground investigation report submitted with this planning application. In addition to this the online mapping information available defines the soil on the development site as soil type 4. Soil type 4 has a soil runoff coefficient (SPR value) of 0.47, or 47% of surface water runoff. This would indicate that a higher proportion than 15% of the landscaped areas will contribute to the surface water sustainable drainage system than currently designed for. The difference between the proposed 15% of contribution that has been used in the drainage calculations and 47% contribution is significant and could result in the attenuation pond being undersized. Until justification as to why only a 15% contribution from the landscaped areas has been considered is provided, we cannot assess if the drainage proposals are appropriate and meet the required technical standards S7 and S8 of the Defra Technical Standards for Sustainable Drainage System. Therefore, we cannot provide a substantive response until this information has been provided.

Lead Local Flood Authority Position

The Lead Local Flood Authority is currently **unable to provide you with a substantive response** to the above application, as insufficient information has been submitted with this application. The information required has been detailed above.

The Lead Local Flood Authority asks to be re-consulted with the results of the amended sustainable drainage strategy. 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 position 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 this position.

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 assist with the discharge of any planning conditions, including surface water or flood risk conditions that we have not recommended.



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,

Elliot Burton

Lead Local Flood Authority

