

Contact: Please contact the Local
Planning Authority

Date: 06 January 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:	FUL/2022/0149
Proposal:	Full planning application for the erection of 200 dwellings and associated works.
Location:	Hollin Cross Farm Woodplumpton Road Burnley Habergham Eaves Lancashire BB11 3RS

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 Authorities **position remains unchanged**. We have reviewed the further information submitted (Supplementary Planning Statement, December 2022, Prospect Homes and REFA) and are satisfied that all required details can be secured by applying, in full, the conditions recommended in our previous response (dated 11th October 2022), however, in light of the further information received, we recommend that paragraph 2 of our previous recommended condition 2 (Final Surface Water Sustainable Drainage Strategy to be submitted) is updated to read:

*"The detailed surface water sustainable drainage strategy shall be based upon the site-specific flood risk assessment **and indicative drainage strategy and drainage clarification report** submitted and sustainable drainage principles..."*



Lead Local Flood Authority - Site-Specific Advice

- a) The applicant has now clarified in section 4.8 of the submitted Supplementary Planning Statement (December 2022, Prospect Homes), that the proposed SuDS will be maintained by a private management company. As the SuDS will not be offered for adoption, **a Section 106 agreement, secured in agreement with the Local Planning Authority, should be entered into prior to the grant of any planning permission** to ensure the in-perpetuity maintenance of the SuDS.
- b) The Lead Local Flood Authority now understand that the applicant intends to install a cut-off ditch around the southern boundary of the site to intercept runoff from higher land, which will discharge to existing watercourses in the east. Full details of this can be secured at the discharge of conditions stage via our previously recommended planning conditions. For the avoidance of doubt, the Lead Local Flood Authority expect this to be located within an area of public space and provided as an open swale for maintenance access as this will be a critical asset in protecting the development from runoff from higher land.
- c) In an exceedance event, flows from the pond will be directed towards the proposed site access road via a spillway. It is recommended that this route is formalised by landscaping such as providing a shallow swale towards the site entrance at the detailed design stage. Careful consideration will also need to be given to how this will operate with regard to the levels (curbs etc.) of the access road. Full details of this can be secured at the discharge of conditions stage via our previously recommended planning conditions.

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).

Material Changes or Additional Information to this Planning Application

If there are any material changes to the submitted information or additional information provided after this Lead Local Flood Authority response to the Local Planning Authority which impact surface water, the Local Planning Authority is advised to re-consult the Lead



Local Flood Authority. Please be aware this will be classed as a re-consultation with a full 21-day response time. Re-consultations should be sent to our identified mailbox.

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

Yours faithfully,

Phil Wadley

Lead Local Flood Authority

