**Planning Committee Update Sheet – 6th March 2019**

**Item 8**

**Planning Application 07/2018/5820/OUT – Land at, 448 Croston Road, Leyland**

A late response has been received from the Local Lead Flood Authority (LCC) in which they object to the application as no evidence has been provided to demonstrate that the hierarchy for surface water disposal has been followed in order to conclude it necessary for surface water to drain into a combined sewer. Objection is also raised in regards to a lack of adequate information to allow the LLFA to assess the application, specifically the submission of topography, existing flow routes and drainage, surface water flood risks and geological drawings, sustainable drainage proposals, discharge rates and on site storage requirements. Consequently the following **two additional reasons for refusal** are proposed:

1. No evidence has been provided to demonstrate why discharge options, specifically into the ground (infiltration), to a surface water body or a surface water sewer, cannot be utilised. Therefore the proposed drainage strategy is contrary to Policy 29 of the Central Lancashire Core Strategy and the Planning Practice Guidance hierarchy.
2. The submission fails to demonstrate that the development would not present a surface water drainage risk that could lead to flooding on-site and/or off-site. Therefore the proposal is contrary to the requirements of Policy 29 of the Central Lancashire Core Strategy, the NPPF and the Planning Practice Guidance hierarchy.