

Application address Land East of the Windmill Inn, Brascote Lane, Newbold Verdon		Planning ref.	23/01037/OUT
		Our ref.	2023/1037/04/F
Description Outline planning application for the construction of up to 239 dwellings with associated landscaping, open space, drainage infrastructure and associated works (some reserved except access from Brascote Lane).		Consultation date	08/11/2023
		Response date	28/11/2023
Planning officer	Alex Jelley	Reviewing officer	Jack Harriman
Application type	Outline	Extension requested	☐
Refer to standing advice	Conditions	Further consultation required	Concerns
☐	☐	☒	☐

Consultation checklist

No.	Description	Check
1	Location plan	☒
2	Proposed layout plan	☒
3	Evidence that the site can be drained	☒
4	Topographic and ground investigation details	☒
5	The total impermeable area pre and post development	☒
6	All potential flood risk sources have been identified and assessed	☒
7	Existing and proposed peak discharge rates	☒
8	Consideration of sustainable drainage systems	☒
9	Attenuation volume calculations	☒
10	Consideration of the maintenance and management of all drainage elements	☒

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 14.2ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a very low risk of surface water flooding. The is split into two sub-catchments seeking to discharge at a total 34.3 l/s (23.3 l/s and 11 l/s) via tree pits, swales and attenuation basins to the Thurlaston Brook at the site's northern boundary.

The Thurlaston Brooks connectivity is dependent on a culvert under Brascote Lane at the sites north-western corner. From review of the flood risk assessment this has not been accounted for as a source of flood risk. Therefore, the applicant should consider the condition of this asset and any blockage scenario.

The proposed drainage strategy shows swales to in the sites design. However, it is neither shown nor explained how these swales are to be connected to the wider infrastructure. It is considered that these should be utilised as source control SuDS with benefits to water quality.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage. In order to provide a substantive response, the following information is required:

- Consideration of the suitability and condition of the existing asset under Brascote Lane.
 - Explanation on how source control SuDS will be incorporated into the proposed surface water drainage strategy.
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Advice to the Local Planning Authority

1. Standing Advice – National Planning Policy Framework

When determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site specific Flood Risk Assessment (FRA) confirming it will not put the users of the development at risk. Where an FRA is applicable this should be undertaken in accordance with the requirements of the National Planning Policy Framework and accompanying Planning Practice Guidance.

2. Standing Advice – Consent

Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted. Guidance on this process and a sample application form can be found via the following website: <http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

This consent does not consider local watercourse bylaws. It is the responsibility of the applicant to check if the local borough or district council has their own bylaws which the proposals will also need to consider.

3. Standing Advice – Maintenance

Note that it is the responsibility of the Local Planning Authority under the DEFRA/DCLG legislation (April 2015) to ensure that a system to facilitate the future maintenance of SuDS features can be managed and maintained in perpetuity before commencement of the works.

4. Standing Advice – Overland flow routes

Overland flow routes as shown on the 'extent of flooding from surface water' maps should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure.

5. Standing Advice – Ditches

Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.

Additional information and guidance is available here:

<https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/>

Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.