

Application address Land North of Barlestone Road, Newbold Verdon		Planning ref. 24/01061/OUT	
		Our ref. 2024/1061/04/F	
Description Outline planning application (all matters reserved except vehicular access) for the erection of up to 240 residential dwellings (Use Class C3), retention of the existing accesses off Barlestone Road and the creation of new accesses off Barlestone Road, land safeguarded for a cemetery and a health centre (Use Class E(e)), public open space and associated infrastructure		Consultation date 26/11/2024	
		Response date 03/12/2024	
Planning officer Emma Baumber		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 13.8 ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding.

The Flood Risk Assessment identifies three sub-catchments for the site each discharging to a separate location with their own attenuation. The northern half of the proposals seek to discharge at a total 12.9 l/s via swales and attenuation basins to the on-site watercourses. There are no existing flood risk concerns within the immediate downstream catchment.

The smaller portion of the site at the south-eastern boundary seek to discharge at a 5 l/s via an attenuation basin to an existing surface water sewer. Correspondence from the statutory sewer provider has been submitted to demonstrate acceptance in principle to connect to their asset at the agreed discharge rate.

However, checks of the levels between the site's attenuation and the proposed discharge point for both the north-eastern catchment and south-eastern catchment cause concern as the necessary fall to provide a gravity connection is not immediately clearly shown. As such, the applicant should provide an invert level of the point of discharge to alleviate this.

In the northeast of the site is an area labelled on the topographic survey as 'flooded area'. It is assumed that this is an existing pond or spring. This should be clarified and details of what is proposed with it. If this is fed by a spring, suitable consideration of this feature within the proposals must be made.

The applicant has indicated source control SuDS are considered in the form of permeable paving in private areas. The applicant should provide the location of these if possible.

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:

- Inclusion of the level of the points of discharge in the site drainage strategy to confirm a gravity connection.
- Consideration of permeable paving in the drainage strategy.
- Clarification of the nature of the 'flooded area' as discussed above.

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 – 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.

5. Standing Advice – External surfaces

To prevent an increase in the discharge rate or volume due to development of external surfaces, permeable surface material should be utilised where possible, without an impermeable lining unless required to prevent mobilisation of contaminants or groundwater flooding.

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.