

Application address Pharmacy Heath Lane Surgery Westfield Avenue Earl Shilton	Planning ref. 24/00442/CONDIT
	Our ref. 2024/0442/04/VAR
Description Application to vary conditions Condition 2 (Approved Plans), Condition 3 (Materials), Condition 4 (Drainage Details), Condition 5 (Construction Traffic Management Plan), Condition 6 (Access Arrangements), Condition 9 (Parking and Turning Facilities), Condition 12 (Landscaping), Condition 16 (Cycle Storage) 23/00119/FUL	Consultation date 09/05/2024
	Response date 31/05/2024
Planning officer Matt Jedruch	Reviewing officer Jess Nobbs
Application type Variation	Extension requested ☐
No comment ☒	Further consultation required ☐

Lead Local Flood Authority Key Observations

This application seeks to vary Conditions 2, 3, 4, 5, 6, 9, 12 and 16 set as part of the approval of application reference 23/00119/FUL. These conditions relate to the approved plans, materials, drainage details, construction traffic management plan, access arrangements, parking and turning facilities, landscaping and cycle storage.

Condition 4 specifically relates to drainage details however due to the minor amendments to the proposed dwelling design.

The proposals are for minor planning and the LLFA was not consulted under 23/00119/FUL.

Leicestershire County Council as LLFA advises the LPA that the proposed development is not considered a major application and therefore the LLFA is not a statutory consultee for this application and offers **no comment**. Please refer to the enclosed standing advice.

Standing 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.

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.

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.