

Application address Inglenook Farm, Leicester Road, Barwell.		Planning ref. 23/00535/FUL	
		Our ref. 2023/0535/04/F/R1	
Description Erection of 20 accommodation pods, 10 holiday lodges, management building with associated internal access roads, parking, landscaping and surface water balancing.		Consultation date 22/09/2023	
		Response date 05/10/2023	
Planning officer Matt Jedruch		Reviewing officer Martin Coleman	
Application type Full		Extension requested ☐	
Refer to standing advice ☐	Conditions ☐	Further consultation required ☒	Concerns ☐

LLFA Key Observations and Advice

The previous LLFA response stated that the following information would need to be submitted in order for a substantive response to be provided:

- Pre and post development total impermeable area plan.
- A drainage strategy plan showing proposed SuDS, indicative pipe sizes, gradients, flow directions, cover and invert levels.
- Identifications and levels of the surface water outfalls to and from the pond and details of the connection to the downstream watercourse.
- Consideration of management and maintenance plan for the drainage system.

This information has since been provided.

The 1.56 ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding. The proposed developable area of the site is 0.176 ha. The proposals seek to discharge at 6.7 l/s via swales and an attenuation basin to the watercourse outside the western boundary of the site.

British Geological Survey (BGS) data suggests that infiltration would not be a suitable method of draining the site. Ground investigations should be conducted to confirm this.

The Drainage Strategy Sheet shows the surface water outfall to be located outside of the development boundary. Evidence demonstrating that this land is under developer control or consultation with the third-party landowner should be provided.

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, evidence of control over the land on which the surface water outfall is to be located should be provided.

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 – Minor works

If a proposed building/wall or other construction appears to sit astride an indicated surface water flow route, the new build may deflect floodwater onto another person's property or raise flood levels by a significant amount locally. In these circumstances, the planning officer should contact the County Council to discuss whether consultation is necessary in that particular case.

5. Standing Advice – Greenfield Development Runoff

For greenfield sites, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

The runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should not exceed the greenfield runoff volume for the same event. Where an increase in discharge

volume is unavoidable, the proposals should discharge at QBar or provide alternative mitigation in line with CIRIA C753.

6. 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.

7. 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.