

Application address Highcliffe 158 Shilton Road Barwell Leicester Leicestershire, LE9 8BN		Planning ref.	25/00485/OUT
		Our ref.	2025/0485/04/F
Description Outline planning permission for residential development of up to 28 dwellings with associated infrastructure (All matters reserved except for access and layout)		Consultation date	22/05/2020
		Response date	13/06/2025
Planning officer	Laura Ashton	Reviewing officer	Victoria Harrison-Johnstone
Application type	Outline	Extension requested	<input type="checkbox"/>
Refer to standing advice <input type="checkbox"/>	Conditions <input type="checkbox"/>	Further consultation required <input checked="" type="checkbox"/>	Concerns <input type="checkbox"/>

Consultation checklist

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

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 1.21ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and low risk of surface water flooding. The proposals seek to discharge at 5.33 l/s via pervious paving and a dry detention basin that drains to an off-site surface water connection. There are no existing flood risk concerns within the immediate downstream catchment.

The level of detail submitted is higher than typically required for outline approval, however as this level of detail has been shown, it is prudent for the LLFA to ensure that these proposals are viable

as shown. It is the experience of the LLFA that these details are likely to form the basis of the detailed design.

The proposed cellular storage is shown within private householder land, where there is the risk of homeowners removing this or restricting maintenance. It is noted that the adjacent access appears to be proposed as non-adoptable; as such this would be a more suitable location. The LEAP may also be a suitable location for an off-line tank.

All attenuation relied upon by the development must be in shared or public spaces where maintenance access can be ensured and where there is no reliance on homeowner for maintenance.

Pervious paving included in private homeowner areas should also not be included as attenuation for the same reasons noted above. However, these should be retained for treatment benefit. Pervious paving within shared access may be included in calculations as long as they form part of a maintenance schedule by the third party.

The survey shows a feature along the southern boundary. It is unclear what this is, but it appears that it could be a ditch. This feature should be defined and if it is a ditch, the proposals should seek to discharge to it.

If a connection to an existing adopted sewer is deemed necessary, the LLFA require confirmation that Severn Trent Water (STW) would in principle accept a connection at this location. Furthermore, if the proposals require crossing of third-party private land, permission from the landowner would be required (application should confirm either way).

The impacts of 'urban creep' should also be included with 10% increase in the impermeable area should be included within the storage calculations. A lower value may be used if it is clearly demonstrated that a value of 10% is unrealistic for this site.

Greenfield runoff tool within the surface water drainage calculations states 1.24ha for the site area but the FRA states 1.21ha, we would ask that you check for consistency before resubmitting.

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:

- All attenuation required by the development must not be location within areas of individual property ownership.
 - Confirmation that the feature on the southern boundary is or is not a ditch along the (strategy to be amended if this is a ditch).
 - Where a connection to the adopted sewer is required, approval in principle from STW is required.
 - Confirmation that the outfall route does not cross third party private land. Where it is required to cross third party land, formal permission from the landowner is required.
 - Impacts of 'urban creep' should be included with storage calculations.
-

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.

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.