

Application address Land South Of Markfield Road Ratby Leicestershire	Planning ref. 24/00461/REM
	Our ref. 2024/0461/04/F
Description Approval of Reserved Matters (appearance, landscaping, layout and scale) for outline application 22/00648/OUT for residential development of up to 75 dwellings alongside associated site infrastructure and open space and discharge of condition 2.	Consultation date 23/06/2024
	Response date 14/06/2024
Planning officer Alex Jelley	Reviewing officer Jess Nobbs
Application type Reserved Matters	Extension requested ☐
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

In our response to the outline application (22/00648/OUT) we highlighted that no commitment to source control SuDS has been provided in the outline surface water drainage strategy. In detailed design, the LLFA would expect source control SuDS be included in the internal site layout to provide greater benefit from SuDS.

The drainage strategy submitted out Outline says:

“A wide variety of other SuDS features can also be implemented across the development as the design progresses and this could include, but is not limited to;

- *Water butts*
- *Swales*
- *Rainwater harvesting systems*
- *Rainwater gardens*
- *Permeable paving*
- *Filter drains*
- *Silt traps*
- *Sump gullies*

Additional measures are likely to be incorporated into the design at the appropriate stage, including swales and filter drains to convey water around the site and proprietary oil/petrol interceptors in areas at high risk of pollution.”

Furthermore, the Flood Risk Assessment also submitted with the outline application stated that additional SuDS would be considered at the design stage. At present there is no evidence that the above features have been considered as part of the drainage design and therefore the features above should be considered in more detail. Source control SuDS can reduce the volume of surface water run-off leaving the site, thus reducing flood risk on-site and within the

downstream catchment. The proposals currently include block paving; an option to provide source control SuDS would be to make these areas block pervious paving instead.

Where no additional SuDS are to be proposed, the applicant should demonstrate that sufficient surface water treatment is provided in line with CIRIA C753.

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 5.47ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a very low to surface water flooding. The proposals seek to discharge at 9.9 l/s via a detention basin to the on-site watercourse.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are not sufficient for the LLFA to support the approval of the reserved matters.

Note: Reserved matters applications are reviewed by the LLFA in relation to details such as 'access', 'appearance', 'landscaping', 'layout' and 'scale' only, in line with article 2 of the Town and Country Planning Order 2015. This response does not consider any surface water specific conditions which must be consulted on separately once the reserved matters are approved by the LPA.

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.