

Application address Earl Shilton Sustainable Urban Extension (SUE), Mill Lane, Earl Shilton.		Planning ref.	23/00330/OUT
		Our ref.	2023/0330/04/F
Description Outline application to include up to 500 dwellings, a primary school/education use (Class F1), retail (Class E), community hub (Class E/F1/F2), hot food takeaway (Sui Generis), accesses from Mill Lane and Astley Road and infrastructure including; public open space, SuDS, landscaping, the provision of associated infrastructure and ancillary works.		Consultation date	05/04/2023
		Response date	26/04/2023
Planning officer	Christopher Brown	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 two total 23.3ha disaggregated greenfield sites are one phase of a wider SUE development that includes up to 1,500 dwellings. The Flood Risk Assessment submitted as part of this application is for the wider SUE development. While for some elements this is acceptable other elements require greater detail specific to this application's phase.

The sites are entirely located within Flood Zone 1 being at low risk of fluvial flooding and a vein of surface water flooding crosses the southern site indicating an ordinary watercourse.

The proposals seek to discharge at 3.8 l/s/ha at various discharge points. The drainage strategy provided covers the wider SUE however lacks sufficient detail for this application specifically. The applicant should provide plans appropriately detailed with indicative level information for the attenuation and outfall as well as the proposed volumes for attenuation basins. Any supplementary information that best informs the LLFA of how the wider site interacts (if at all) with surface water drainage elements in this application specifically would also be appreciated.

A development of this scale will increase run-off volume and as such; additional SuDS such as swales and pervious paving should be implemented close to source to seek to reduce volumes passed downstream. The LLFA would expect commitment to source control SuDS.

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:

- Appropriately detailed surface water drainage strategy plans for parts of the development within this specific application.
 - The plan should identify SuDS locations and outfalls for the application land parcels, with sufficient level detail to demonstrate viability. Outfall levels should be based on surveyed data. SuDS basins should show indicative depths.
 - Details of each catchment including total area, impermeable area, discharge rate and attenuation storage volume.
 - Should surface water elements within these parcels rely upon, or be relied upon by or land parcel not part of this submission, details should be provided.
 - All existing drainage features and flood boundaries should be shown.
 - Contours demonstrating the direction of fall.
- Further consideration should be undertaken for source control SuDS and Natural Flood Management (NFM) measures in the proposed blue/green corridor. This was requested within the pre-application advice to the LPA.

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.