

Application address Land off Captains Lane / London Road Markfield Leicestershire LE67 9UY	Planning ref. 24/00074/CONDIT
	Our ref. 2024/0074/04/VAC
Description Variation of Condition 1 of planning application 23/00117/CONDIT (formerly 20/01283/FUL). Revision of site layout and substitute house types	Consultation date 01/02/2024
	Response date 19/02/2024
Planning officer Matt Jedruch	Reviewing officer Will Barber
Application type Variation	Extension requested ☐
No concerns ☒	Further consultation required ☐

Lead Local Flood Authority Key Observations

This application seeks a variation of conditions 1 set as part of the approval of application reference 23/00117/CONDIT (superseding 20/01283/FUL). Condition 1 is related to site layout and house types. The application proposes minor amendments to the revised layout and substitute house types affecting 7 plots across 3 locations of the 282 house development.

The LLFA notes Condition 5 has been partially discharged in relation to surface drainage details for Phase 1 under planning application reference 21/01302/DISCON.

Condition 1 is not a specific surface water drainage condition; the proposed changed layouts and house type amendments do not affect the deliverability of the agreed surface water drainage details.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) the LLFA has no objection to the variation of Condition 1.

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.