

Application address Land off Desford Lane, Ratby	Planning ref. 24/01090/REM
	Our ref. 2024/1090/04/F/R2
Description Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 21/01295/OUT for 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point	Consultation date 04/03/2025
	Response date 07/05/2025
Planning officer Tim Hartley	Reviewing officer Jack Harriman
Application type Reserved Matters	Extension requested <input type="checkbox"/>
No concerns <input checked="" type="checkbox"/>	Further consultation required <input type="checkbox"/>

Lead Local Flood Authority Key Observations

The outline application demonstrated the site will discharge at QBar greenfield runoff rates into the Rothley Brook at three separate outfall locations for the three site sub-catchments identified from the topographical survey. Attenuation was provided to achieve this suitable to store surface water drainage from the impermeable areas up to the 1 in 100 year return period plus a 40% allowance for increase in projected volumes due to climate change and 10% increase in impermeable areas due to 'urban creep'. All outfall locations looked feasible however it was highlighted that the discharge run from the west attenuation basin has had to be extended to an awkward location eastward due to the level of the watercourse at the point most proximate to the basin being higher than the basin invert level.

Subsequent to the previous LLFA response on these reserved matters, an amended general arrangement plan including the surface water drainage has been submitted. This is supplemented with accompanying calculations.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are 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.