

Application address Land at Burbage Fields Farm Bullfurlong Lane Burbage Leicestershire		Planning ref.	24/00083/HYB
		Our ref.	2024/0083/04/F/R1
Description Hybrid planning application for 422 dwellings, public open space, associated infrastructure and outline planning application for a residential care home and up to 11no. self-build plots (all matters reserved except for access)		Consultation date	08/02/2024
		Response date	19/03/2024
Planning officer	Alex Jelley	Reviewing officer	Andrew Smallwood
Application type	Hybrid	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 26.5ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a generally low risk of surface water flooding, with high risk of surface water flooding in the vicinity of the ordinary watercourse which flows through the site. The proposals seek to discharge at 45.9l/s via dry detention basins to the on-site watercourse.

Please note that while the application contains details of drainage layout, and other relevant information such as discharge rates and calculations contained within. The LLFA has had to search through large quantities of information and drawings to find much of this information. In the interest of avoiding confusion and missing key information. The LLFA would request that the applicant provides a consolidated drainage strategy with overview of the key surface water drainage details and supporting calculations.

The application appears to lack adequate consideration for sustainable drainage systems, without sufficient explanation as to why SuDS cannot be comprehensively incorporated into the proposals. The proposals are required to provide adequate treatment to all surface water run-off. Consideration of SuDS such as (but not limited to) pervious paving, swales and wet basins should be made.

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 above information is required.

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.

4. Standing Advice – Greenfield Development Runoff

For greenfield sites, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

The runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should not exceed the greenfield runoff volume for the same event. Where an increase in discharge volume is unavoidable, the proposals should discharge at QBar or provide alternative mitigation in line with CIRIA C753.

5. Standing Advice – Drainage and waste disposal

Where a drainage or waste disposal system is to be constructed or altered that is not proposed to be adopted by either the WASC (Water and Sewerage Company) or the County Council as highway authority then the system should be constructed in accordance with Part H of Building Regulations 2010.

6. Standing Advice – Overland flow routes

Overland flow routes as shown on the 'extent of flooding from surface water' maps should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure.

7. Standing Advice – External surfaces

To prevent an increase in the discharge rate or volume due to development of external surfaces, permeable surface material should be utilised where possible, without an impermeable lining unless required to prevent mobilisation of contaminants or groundwater flooding.

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.