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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------|
| <b>Application address</b><br>Cadent Brick Kiln Street Hinckley Leicestershire<br>LE10 0NA                                                                                          |                                               | <b>Planning ref.</b> 24/00610/OUT                                           |                                             |
|                                                                                                                                                                                     |                                               | <b>Our ref.</b> 2024/0610/04/F                                              |                                             |
| <b>Description</b><br>The erection of up to 195 dwellings (including affordable housing). All matters are reserved except access together with landscaping and other infrastructure |                                               | <b>Consultation date</b> 27/06/2024                                         |                                             |
|                                                                                                                                                                                     |                                               | <b>Response date</b> 16/07/2024                                             |                                             |
| <b>Planning officer</b> Sullivan Archer                                                                                                                                             |                                               | <b>Reviewing officer</b> Jess Nobbs                                         |                                             |
| <b>Application type</b> Outline                                                                                                                                                     |                                               | <b>Extension requested</b> <input type="checkbox"/>                         |                                             |
| <b>Refer to standing advice</b><br><input type="checkbox"/>                                                                                                                         | <b>Conditions</b><br><input type="checkbox"/> | <b>Further consultation required</b><br><input checked="" type="checkbox"/> | <b>Concerns</b><br><input type="checkbox"/> |

### Consultation checklist

| No. | Description                                                              | Check                               |
|-----|--------------------------------------------------------------------------|-------------------------------------|
| 1   | Location plan                                                            | <input checked="" type="checkbox"/> |
| 2   | Proposed layout plan                                                     | <input type="checkbox"/>            |
| 3   | Evidence that the site can be drained                                    | <input type="checkbox"/>            |
| 4   | Topographic and ground investigation details                             | <input checked="" type="checkbox"/> |
| 5   | The total impermeable area pre and post development                      | <input checked="" type="checkbox"/> |
| 6   | All potential flood risk sources have been identified and assessed       | <input checked="" type="checkbox"/> |
| 7   | Existing and proposed peak discharge rates                               | <input checked="" type="checkbox"/> |
| 8   | Consideration of sustainable drainage systems                            | <input checked="" type="checkbox"/> |
| 9   | Attenuation volume calculations                                          | <input checked="" type="checkbox"/> |
| 10  | Consideration of the maintenance and management of all drainage elements | <input checked="" type="checkbox"/> |

### LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 6ha brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding. The proposals appear to seek to discharge across 3 different catchments, with 2 catchments discharging at the greenfield 1 in 100 year return period discharge rate of 11.2 l/s/ha, and the remaining catchment discharging at no greater than 5l/s to minimise blockage risk. The submission is however unclear and as such, this should be confirmed by the applicant.

As per the Flood Risk Assessment & Sustainable Drainage Statement advises.

*In addition to the primary attenuation structures the developer should incorporate further source control measures where viable and appropriate. The following additional source control measures should be considered.*

- *Permeable Paving*
- *Bioretention Areas/Tree Pits/ Rain Gardens*
- *Roadside Swales*
- *Rainwater Recycling Buts*
- *Vortex Separators • Silt/Oil Separators*

The LLFA would expect to see source control SuDS such as pervious paving at reserved matters approval stage.

While the proposals appear suitable in principle, no surface water drainage strategy plan has been submitted. This plan should include:

- Indicative SuDS layout including scale, level and depths
- Site level details (ideally contours) including indicative sewer runs with sufficient detail to show viability of the surface water proposals (i.e. can drain by gravity with suitable falls and cover).
- Outfall locations, with level, size and ownership details of each receptor

Furthermore, while there is some correspondence with Severn Trent Water, the LLFA would want to see support for each of the three outfall connections proposed.

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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:

- A surface water drainage strategy plan which includes the points noted above
- Evidence of support in principle from STW for each of the proposed surface water outfall connections
- Confirmation of the proposed surface water discharge rates for each catchment (note that this must not exceed greenfield rates).

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## **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.

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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.*