

Application address Land East of Roseway Stoke Golding Leicestershire	Planning ref. 23/00344/DISCON
	Our ref. 2023/0344/04/FDis-R2
Description Application to re-discharge C11, (Surface water) attached to planning permission 20/00779/OUT	Consultation date 17/08/2023
	Response date 24/08/2023
Planning officer Lesley Keal	Reviewing officer Dan Killer
Application type Discharge of Conditions	Extension requested ☐
No concerns ☒	Further consultation required ☐

Lead Local Flood Authority Key Observations

This application seeks to discharge Condition 11 set as part of the approval of application reference 20/00779/OUT. These conditions read:

11. No development shall commence until drainage details for the disposal of surface water have been submitted in writing to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before the development is first brought into use.

All other conditions sought for discharge under this application do not relate to surface water and as such are not considered as part of this response.

Further to the LLFA's previous response the applicant has submitted an updated modelled scenario for summer and winter events for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change storm events.

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 discharge of Condition 11.

Note: The LLFA is not a statutory consultee in relation to foul drainage and as such, this response does not consider any foul drainage details submitted.

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.