

Application address 2B, Stafford Street, Barwell.		Planning ref. 2023/00624/FUL	
		Our ref. 2023/0624/04/F	
Description Proposed three storey apartment block comprising 7 one-bed apartments and 7 two-bed apartments with associated parking, landscaping and charging points.		Consultation date 29/06/2023	
		Response date 17/07/2023	
Planning officer Laura Ashton		Reviewing officer Martin Coleman	
Application type Full		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 0.1462 ha brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding.

The applicant has not submitted a drainage strategy. All new developments, including developments on brownfield sites, should seek to discharge at greenfield rates. Therefore, the LLFA would expect to see a drainage strategy seeking to discharge at greenfield rates (5 l/s in this case in order to avoid blockage risk).

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 should be provided:

- A drainage strategy plan showing proposed discharge rate, SuDS, indicative pipe sizes, gradients, flow directions, cover and invert levels.
 - Supporting calculations.
 - Identifications and levels of the surface water outfall.
 - Consideration of management and maintenance plan for the drainage system
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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.

4. Standing Advice – Brownfield Development Runoff

For brownfield 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 must seek to discharge at greenfield runoff rate from the development for the same rainfall event. Where this is clearly demonstrated to not be reasonably practicable, discharge should be restricted as close to greenfield rates as reasonably practicable, but should never exceed the rate of discharge from the site prior to redevelopment.

The runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should not exceed the runoff volume from the development site prior to redevelopment for that 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 – Ditches

Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.

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.