

Application address Land North Barton Road Barlestone Leicestershire	Planning ref. 24/00294/REM
	Our ref. 2024/0294/04/F
Description Approval of Reserved Matters (Appearance, Landscaping, Layout, Scale) of outline application (21/00096/OUT) for residential development of up to 55 dwellings (Outline- access only)	Consultation date 04/04/2024
	Response date 25/04/2024
Planning officer Tim Hartley	Reviewing officer Jess Nobbs
Application type Reserved Matters	Extension requested ☐
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

The Outline planning permission proposed a surface water discharge into two onsite attenuation basins serving two separate catchments, discharging at a total QBar discharge rate of 8.7 l/s (3.0l/s and 5.7l/s respectively) to two surface water sewers.

The Outline permission was based on a Western and Eastern catchment; however this Reserved Matters application has redistributed the 55 dwellings so that they are wholly within the Eastern catchment (referred to as Phase 1 within the Design and Access Statement submitted as part of this application). The Western side is being considered for future residential development (referred to as Phase 2).

An indicative masterplan for the remaining western portion of the site has been produced to demonstrate how public open space, highways, sustainable drainage and an appropriate residential layout could combine with 'Phase 1' to successfully development the whole site.

As this results in changes to the surface water drainage proposals, a revised surface water drainage strategy should be submitted which is in line with the principles agreed within application reference 21/00096/OUT. This strategy should ensure sufficient details to evidence the suitability, location and scale of the proposed SuDS.

The council hold records of surface water flooding to the highway along with anecdotal evidence of flooding to gardens in proximity to the junction of Barton Road and Gregory Road. As such, any proposals on-site must consider this in full as part as any future detailed design.

The surface water drainage strategy proposed in application 21/00096/OUT suggests that it may be possible to discharge surface water drainage into an existing ordinary watercourse instead of sewers. It is advised that this option of discharging into the watercourse be explored further prior to detailed design as per the Building Regulations 2010 Approved Document H which seeks to determine the most appropriate method of discharging surface water.

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 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.