

Application address Land off Desford Lane Ratby Leicestershire	Planning ref. 24/01090/REM
	Our ref. 2024/1090/04/RM
Description Approval of reserved matters (access, appearance, landscaping, layout and scale) of outline planning permission 21/01295/OUT for 225 dwellings (including 40% affordable housing) with public open space, landscaping and sustainable drainage system (SuDS) and a vehicular access point	Consultation date 04/12/2024
	Response date 19/12/2024
Planning officer Tim Hartley	Reviewing officer Jess Nobbs
Application type Reserved Matters	Extension requested <input type="checkbox"/>
No concerns <input type="checkbox"/>	Further consultation required <input checked="" type="checkbox"/>

Lead Local Flood Authority Key Observations

The outline application demonstrated the site will discharge at QBar greenfield runoff rates into the Rothley Brook at three separate outfall locations for the three site sub-catchments identified from the topographical survey. Attenuation was provided to achieve this suitable to store surface water drainage from the impermeable areas up to the 1 in 100 year return period plus a 40% allowance for increase in projected volumes due to climate change and 10% increase in impermeable areas due to 'urban creep'. All outfall locations looked feasible however it was highlighted that the discharge run from the west attenuation basin has had to be extended to an awkward location eastward due to the level of the watercourse at the point most proximate to the basin being higher than the basin invert level.

The previous drainage strategy included three attenuation basins and conveyance swales within the largest site sub-catchments to the attenuation basins rather than a pipe run, however from the plan submitted it looks as though the surface water drainage proposals have been changed (notably now only 2 basins).

We request that a new drainage strategy drawing is submitted along with calculations to support these changes. There must be sufficient details to support the layout and scale of SuDS sought for approval within this application.

At outline, it was explained within the flood risk assessment and drainage strategy report that source control SuDS such as permeable paving will be considered in detailed design, however no evidence of permeable paving being used has been provided.

Leicestershire County Council as the LLFA advises the 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 revised drainage strategy drawing to show the updated proposals.
- Supporting calculations to highlight the changes to the drainage strategy (e.g. reduction of attenuation basins).

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.