

<b>Application address</b> Burroughs Road Recreation Ground, Burroughs Road, Ratby		<b>Planning ref.</b> 24/00914/OUT	
		<b>Our ref.</b> 2024/0914/04/F	
<b>Description</b> Outline planning application (with all for matters reserved apart from access) for a phased mixed-use development comprising about 470 dwellings (Use Class C3) or, in the alternative, about 450 dwellings and care home/extra care facility (Use Class C2/C3). Provision of a community hub (Use Class F2); 1FE primary school (Use Class F1); and associated operations and infrastructure including but not limited to site re-profiling works, sustainable urban drainage system, public open space, landscaping, habitat creation, internal roads/routes, and upgrades to the public highway.		<b>Consultation date</b> 04/10/2024	
		<b>Response date</b> 17/10/2024	
<b>Planning officer</b> Alex Jelley		<b>Reviewing officer</b> Jack Harriman	
<b>Application type</b> Outline		<b>Extension requested</b> <input type="checkbox"/>	
<b>Refer to standing advice</b> <input type="checkbox"/>	<b>Conditions</b> <input type="checkbox"/>	<b>Further consultation required</b> <input checked="" type="checkbox"/>	<b>Concerns</b> <input type="checkbox"/>

### Consultation checklist

No.	Description	Check
1	Location plan	<input checked="" type="checkbox"/>
2	Proposed layout plan	<input checked="" type="checkbox"/>
3	Evidence that the site can be drained	<input checked="" 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 33 ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding. There is a vein of high risk of surface water flood risk that transects the site that indicates a surface water flow path from the northern boundary to the southern boundary. This has been considered in proposals with green space bordering this area proposed.

Burroughs Road intersects the identified surface water flow path. No culvert has been identified under Burroughs Road.

The site has been identified to have 6 existing sub-catchments, labelled A through F, which have been replicated in the strategy to dispose of surface water drainage post-development. The proposals seek to discharge at 4.3 l/s/ha, for a total runoff rate of 60.9 l/s across the six sub-catchments, via attenuation basins to the on-site watercourse.

It is not made clear whether the outfall from sub-catchments A and B, directly to the north of Burroughs Road have connectivity to the wider watercourse. This should be clarified.

Upon review of the drainage strategy plan some basin invert levels are lower than the proposed outfall level. This should be checked and amendments made prior to the submission of reserved matters. It should also be considered whether it is preferential that attenuation basins benefit from their own outfall, rather than sharing an outfall to the ordinary watercourse at the site's southern boundary. Multiple outfalls provide resilience against blockage while also reducing the risk of scour in the receptor. Furthermore, it is unclear if this receptor is within land under developer control.

The applicant has muted multiple options for source control SuDS. It would be expected that upon confirmation of proposed layouts that some of these are proposed within detailed design to provide further treatment benefit. Should above ground SuDS, such as swales be proposed then it is considered the placement of these should be indicated even at outline stage in order to inform the layout going forward. The LLFA would typically expect pervious paving to be proposed in shared access and parking areas where other source control SuDS are not 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 plan showing the existing surface water drainage regime of the site and surroundings:
    - Clarification of the outfall of sub-catchments A and B and their downstream connectivity.
    - Identification of all existing watercourses, ditches, ponds on-site.
    - Existing overland flow routing direction.
    - Invert levels of the proposed receptors.
  - Further details relating to source control SuDS.
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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.*