

Application address Land off Station Road, Market Bosworth		Planning ref. 24/00560/HYB	
		Our ref. 2024/0560/04/F	
Description Hybrid planning application seeking full planning permission for residential development of 138 dwellinghouses along with landscaping, public open space, drainage infrastructure and new access following demolition of two existing dwellinghouses; and outline planning permission (all matters reserved except for point of access) for 0.55ha of employment uses (Classes E (g) (i, ii and iii), B2 and B8)		Consultation date 30/08/2024	
		Response date 20/09/2024	
Planning officer Tim Hartley		Reviewing officer Jack Harriman	
Application type Hybrid		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 7.12 ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding. The hybrid application proposes full approval for a residential site and outline approval for a smaller commercial area.

The proposals seek to discharge at 21.2 l/s via pervious paving and a wet detention basin to the on-site watercourse at the sites southwest corner. The outline application will outfall into the detention basin at 5 l/s and utilises its own attenuation to achieve this.

As the residential part of the proposal seek full approval, any approval will fix the proposed layout. As such, this part of the application is not sufficiently detailed to what would be expected of a full application. The applicant should include sufficient level and dimension detail of the surface water drainage in order for the LLFA to support the proposed layout.

The outline part of the application should consider the type of attenuation and any sustainable drainage systems (SuDS) used in the commercial development. This is required to ensure that space will be provided for SuDS and that the levels within this area are compatible with providing a gravity outfall to the basin.

The material provided has not been supported with a topographical survey to allow for appropriate checks of the proposed drainage strategy against the existing greenfield scenario.

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:

- Level and dimension detail of the full part of the application.
- Consideration of the drainage strategy of the outline part of the application.
- A site topographical survey plan, including spot levels and outfall level.

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.

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.