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|--------------------------------------------------------------------------------------------------------------|-----------------------------------------------|---------------------------------------------------------------------------------|---------------------------------------------|
| <b>Application address</b><br>Kyngs Golf and Country Club Station Road, Market<br>Bosworth, Nuneaton         |                                               | <b>Planning ref.</b>                                                            | 24/00513/FUL                                |
|                                                                                                              |                                               | <b>Our ref.</b>                                                                 | 2024/0513/04/F                              |
| <b>Description</b><br>Erection of 4 holiday lodges and associated works<br>(resubmission of<br>24/00027/FUL) |                                               | <b>Consultation date</b>                                                        | 11/07/2024                                  |
|                                                                                                              |                                               | <b>Response date</b>                                                            | 25/07/2024                                  |
| <b>Planning officer</b> Alex Jelley                                                                          |                                               | <b>Reviewing officer</b>                                                        | Jess Nobbs                                  |
| <b>Application type</b> Full                                                                                 |                                               | <b>Extension requested</b>                                                      | <input type="checkbox"/>                    |
| <b>Refer to<br/>standing advice</b><br><input type="checkbox"/>                                              | <b>Conditions</b><br><input type="checkbox"/> | <b>Further consultation<br/>required</b><br><input checked="" type="checkbox"/> | <b>Concerns</b><br><input type="checkbox"/> |

### **LLFA Key Observations and Advice**

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 1.53 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 site area on the planning application form is over 1ha. Therefore, a flood risk assessment is required by NPPF. This should detail the existing flood risk to the site as well as what risk the new development presents, including surface water drainage strategy proposals.

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, an NPPF compliant flood risk assessment is required should the site area be greater than 1ha.

### **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.*