

Application address Land South of Bosworth Lane, Newbold Verdon, Leicestershire, LE9 9PY		Planning ref.	25/00515/OUT
		Our ref.	2025/0515/04/F
Description Outline planning permission for up to 200 dwellings, a community health and well-being hub (Use Class E(e)) or community shop (Use Class E(a)) of up to 108 sqm gross external area and provision of up to 0.5 hectares of school playing fields and sport pitches, together with landscaping, open space, infrastructure and other associated works (All matters reserved except for access)		Consultation date	03/06/2020
		Response date	01/07/2025
Planning officer Emma Baumber		Reviewing officer	Victoria Harrison-Johnstone
Application type Outline		Extension requested	<input type="checkbox"/>
Refer to standing advice <input type="checkbox"/>	Conditions <input type="checkbox"/>	Further consultation required <input checked="" type="checkbox"/>	Concerns <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 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 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 8.40ha greenfield site, with an impermeable area of 3.432ha (including a 10% uplift for urban creep) is

located within Flood Zone 1 being at low risk of fluvial flooding and low risk of surface water flooding. The proposals seek to discharge all attenuated surface water to the volume of 5.487m³ via pervious paving and onsite attenuation basin via infiltration at a conservative rate of 2.32x10⁻⁶m/s. There are no existing flood risk concerns within the immediate downstream catchment.

While it is noted that there does appear to be some variability in infiltration rates across the site, the value of 2.32x10⁻⁶m/s is not considered by the LLFA to be a suitable infiltration rate. The LLFA expect a half drain time of 1 day for any infiltration structure (in line with industry guidance), in this instance the half drain time is 12.6 day which is deemed unacceptable, even though some extra capacity has been allowed for within the basin. The applicant should consider the option of a hybrid drainage system which would allow the basin to overflow to a positive outfall, or the proposals should be amended to positively drain in full to an existing watercourse, ditch or off-site adopted sewer (following the drainage hierarchy).

When considering a gravity outfall, the applicant must consider suitability of the outfall, downstream flood risk, ensure there is no catchment transfer, consideration of levels and demonstrate developer control of the land required. Where seeking to discharge to an adopted surface water sewer, correspondence from the water authority providing acceptance in principle should be submitted.

While the use of additional SuDS has been discussed in the flood risk assessment, no commitment has been made. It is advised that the LLFA would expect any future reserved matters application to include additional source control SuDS such as swales and pervious paving. These source control SuDS can assist in reducing the volume of surface water leaving the site, while also providing additional attenuation and treatment benefits.

Note: As the proposals likely require a new surface water drainage strategy to be formulated, the LLFA request that the new National Standards for SuDS are followed.

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:

- An amended surface water drainage strategy that meets the requirements of the LLFA based on industry guidance such as CIRIA C753.
- Further commitment to source control SuDS.

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.