

<b>Application address</b> Land east of the Windmill Inn, Brascote Lane, Newbold Verdon.	<b>Planning ref.</b> 24/00854/REM
	<b>Our ref.</b> 2024/0854/04/RM
<b>Description</b> Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 22/00277/OUT for 239 dwellings with associated internal road layout, car parking, drainage and landscaping.	<b>Consultation date</b> 17/09/2024
	<b>Response date</b> 08/10/2024
<b>Planning officer</b> Matt Jedruch	<b>Reviewing officer</b> Martin Coleman
<b>Application type</b> Reserved Matters	<b>Extension requested</b> <input type="checkbox"/>
<b>No concerns</b> <input checked="" type="checkbox"/>	<b>Further consultation required</b> <input type="checkbox"/>

### **Lead Local Flood Authority Key Observations**

This application seeks Reserved Matters approval (site layout, scale, appearance, and landscaping) of outline planning application 22/00277/OUT – for 239 dwellings with associated internal road layout, car parking, drainage, and landscaping.

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.

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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 sufficient for the LLFA to support the approval of the reserved matters.

Note: The LLFA is not a statutory consultee in relation to foul drainage and as such, this response does not consider any foul drainage details submitted.

### **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/>

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*Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.*