

Application address Little Mulberry, Upton Lane, Stoke Golding, CV13 6EU.		Planning ref.	24/00432/FUL
		Our ref.	2024/0432/04/F/R1
Description Construction of barn for agricultural use		Consultation date	20/08/2024
		Response date	03/09/2024
Planning officer	Sullivan Archer	Reviewing officer	Harvey Speed
Application type	Full	Extension requested	☐
Refer to standing advice ☒	Conditions ☐	Further consultation required ☐	Concerns ☐

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) have been reconsulted on this application following the submission of a document titled '*Agricultural Building Justification*'.

The LLFA notes that the 7.8ha 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.

Whilst the application site covers an area of 7.8ha, the proposed farm building measures 30.05m x 10.48m (315m²) and is to be erected on an existing hardstanding and in an area at very low risk of surface water flooding. For such small drainage areas, surface water runoff does not require flow control as the likely discharge rate will not exceed 5l/s, which is typically the accepted minimum flow rate to minimise the risk of blockage.

The LLFA advises the Local Planning Authority (LPA) that the proposals are considered acceptable.

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.