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| <b>Application address</b><br>Land South of Sketchley Grange Hotel Sketchley Lane<br>Burbage Leicestershire                                                                                                                                                                                                                     | <b>Planning ref.</b> 23/01204/REM                             |
|                                                                                                                                                                                                                                                                                                                                 | <b>Our ref.</b> 2023/1204/04/RM                               |
| <b>Description</b><br>Application for approval of Reserved Matters (relating to layout, scale, appearance and landscaping) of appeal decision APP/K2420/W/22/3301735 (outline planning application 21/01131/OUT) for the provision of 127 dwellings, a substation, public open space, an attenuation pond and associated works. | <b>Consultation date</b> 09/01/2024                           |
|                                                                                                                                                                                                                                                                                                                                 | <b>Response date</b> 30/01/2024                               |
| <b>Planning officer</b> Sullivan Archer                                                                                                                                                                                                                                                                                         | <b>Reviewing officer</b> Andrew Smallwood                     |
| <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**

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 12.73ha mixed greenfield-brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding. There is a vein of surface water flood risk intersecting the site indicating a surface water flow path. Development is shown to be outside this existing flow path. Proposals include discharging into an ordinary watercourse at the southwest corner of the site limited at a runoff rate of 13.5l/s via an attenuation basin.

The development has retained the general layout from the outline application, and also has identified a riparian corridor which will accommodate flows from the main surface water flow path across the site. As such the LLFA at this stage have no concerns that the layout as proposed in this application would significantly impact the drainage proposals as outlined in 21/01131/OUT.

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.

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.

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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.*