

<b>Application address</b> Land north of Groby Road, Anstey.		<b>Planning ref.</b>	P/20/2251/2
		<b>Our ref.</b>	2020/22521/02/F
<b>Description</b> Outline planning application for the development of up to 100 dwellings, together with open space, landscaping and drainage infrastructure, with all matters reserved for future approval, except for details of access into the site from Groby Road.		<b>Consultation date</b>	28/01/2021
		<b>Response date</b>	17/02/2021
<b>Planning officer</b>	Matthew Banks	<b>Reviewing officer</b>	Martin Coleman
<b>Application type</b>	Outline	<b>Extension requested</b>	<input type="checkbox"/>
<b>Refer to standing advice</b>	<b>Conditions</b>	<b>Further consultation required</b>	<b>Concerns</b>
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<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 checked="" type="checkbox"/>
10	Consideration of the maintenance and management of all drainage elements	<input checked="" type="checkbox"/>

### LLFA Key Observations and Advice

The application site is greenfield totalling 5.75 ha in size with the total impermeable area estimated to be 3.45 ha (60% of the total site area). The site is within Flood Zone 1 (low risk of fluvial flooding) and the majority of the site is at very low risk of surface water flooding with a low risk of surface water flooding along the eastern boundary of the site. The surface water proposals seek to discharge to onsite attenuation basins before being discharged at a rate of 15.8 l/s to an existing ditch along the eastern boundary of the site.

British Geological Survey (BGS) data suggests that infiltration may not be a feasible method of draining the site. However, ground investigations are to be conducted in order to confirm this.

Although the surface water outfall is shown to be to the ditch along the eastern boundary of the site, there are no details provided demonstrating downstream connectivity from the ditch on the southern boundary of the site.

---

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, details demonstrating connectivity from the ditch on the southern boundary of the site. Should surface water discharge into a Severn Trent Water (STW) sewer here, evidence would be required demonstrating consultation with STW with support in principle.

---

### **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.

#### **4. Standing Advice – Minor works**

If a proposed building/wall or other construction appears to sit astride an indicated surface water flow route, the new build may deflect floodwater onto another person's property or raise flood levels by a significant amount locally. In these circumstances, the planning officer should contact the County Council to discuss whether consultation is necessary in that particular case.

## **5. Standing Advice – Overland flow routes**

Overland flow routes as shown on the update map for surface water should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure

## **6. Standing Advice – Watercourses (including ditches)**

Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.

---

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.*