

Application address Land North of Barkby Road, Syston		Planning ref.	P/21/2639/2
		Our ref.	2021/2639/02/F
Description Outline application for up to 195 dwellings with all matters reserved except access.		Consultation date	28/02/2022
		Response date	21/03/2022
Planning officer	Louise Winson	Reviewing officer	Jack Harriman
Application type	Outline	Extension requested	<input type="checkbox"/>
Refer to standing advice	Conditions	Further consultation required	Concerns
<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 type="checkbox"/>

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 18.34 ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a high risk of surface water flooding in the northwest part of the site.

The site is proposed to be split into 4 sub-catchments with their own outfall and attenuation. The proposals seek to discharge at a total of 36.6 l/s via dry detention basins to the on-site watercourse. The individual sub-catchment discharge rates and attenuation volumes have been itemised on the drainage strategy plan.

To prevent increasing flood risk outside the site boundary it is proposed that a flow control is constructed where the watercourse leaves the development although it is not explained why this is required if new development discharge is limited to Q_{bar} . The flood risk assessment does not mention historical flooding at the site to justify this.

To support proposals, the applicant has commissioned a pluvial flood modelling due to the aforementioned high surface water flood risk according to the Environment Agency's RoFfSW map. The conclusions of this report are that the RoFfSW maps results of exceedance are broadly accurate and that development will not exacerbate flood risk across third-party land and will reduce the peak flow leaving the site due to the in-watercourse flow control. Recommendations are for an emergency spillway at the sites western boundary should the watercourse overtop.

The LLFA is unable to assess the accuracy and methodology of this study internally therefore in these instances it is advised that the applicant procure a secondary consultant to provide assurance that the modelling study is accurate.

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:

- A third-party assessment and approval of the surface water modelling to support the surface water flood risk.
- Consideration of source control SuDS e.g. permeable paving to ensure suitable treatment train in line with the requirements of NPPF and industry guidance.

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.

4. Standing Advice – Ground floor levels

For developments in Flood Zone 2 or in 1:100 year Updated Flood Map for Surface Water outline, ground floor levels to be set at a minimum of whichever is higher;

- 300mm above the general ground level of the site OR
- 600mm above the Flood Zone 2 water level.
- Basement rooms to have unimpeded access internally to an upper level

In order to deliver safe development we advise that single storey buildings or ground floor subdivisions with no access to higher floors, should have access to a refuge set above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change.

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 – 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.