

<b>Application address</b> Barkby Road, Queniborough.		<b>Planning ref.</b>	P/20/2380/2
		<b>Our ref.</b>	2021/2380/02/F
<b>Description</b> Outline application for up to 150 dwellings, together with new open space, landscaping and drainage infrastructure, with all matters reserved except for access.		<b>Consultation date</b>	22/02/2021
		<b>Response date</b>	11/03/2021
<b>Planning officer</b>	Mark Pickrell	<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 type="checkbox"/>

### LLFA Key Observations and Advice

The application site is greenfield totalling 5.82 ha in size with 2.48 ha being impermeable. The site is within Flood Zone 1 (low risk of fluvial flooding) and at a generally very low risk of surface water flooding, although there is a low to moderate risk of surface water flooding in the north western and south western corners of the site. The surface water proposals seek to discharge to an onsite attenuation basin before being discharged at a QBar discharge rate of 5l/s to an existing sewer located north-west of the site.

Although British Geological Survey (BGS) data suggests that infiltration would unlikely be a feasible method of draining the site, ground investigations have not yet taken place to confirm this.

There is no consideration to the maintenance and management of the surface water drainage system in the Flood Risk Assessment (FRA).

The FRA states that the developer is awaiting a response from Severn Trent Water (STW) regarding the discharge of surface water into the STW sewer located in the road to the north west of the site. Evidence that STW agree in principle to the discharge of surface water into their sewer should be provided.

The surface water strategy shows an oversized sewer bifurcating and discharging to both the basin and directly to the outfall. Leicestershire County Council question the need for this arrangement which is likely to result in surface water leaving the site untreated. Where levels require a separate outfall which does not discharge via the proposed basin, evidence to support this should be provided. The catchment area not draining via the basin should be minimised and alternative SuDS employed. A high-level overflow at the point of bifurcation should be used to ensure first flush flows (the most polluted) are directed to the basin for treatment.

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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 insufficient for the LLFA to provide a substantive response at this stage. In order to provide a substantive response, the applicant should provided:

- Evidence of an agreement in principle with STW regarding discharging surface water into the STW sewer located in the road to the north-west of the site.
- Re-consideration of the surface water drainage strategy to ensure all first flush flows receive appropriate SuDS treatment.

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## **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.

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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.*