

<b>Application address</b> Land East of Cossington Road, Sileby, Leicestershire		<b>Planning ref.</b>	P/21/0491/2
		<b>Our ref.</b>	2021/0491/02/F
<b>Description</b> Outline planning application for up to 170 dwellings (including affordable housing) with all matters reserved other than access together with associated landscaping and other infrastructure.		<b>Consultation date</b>	24/03/2021
		<b>Response date</b>	13/04/2021
<b>Planning officer</b>	Denise Knipe	<b>Reviewing officer</b>	Dan Killer
<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 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 10.17ha in size. The site is predominately within Flood Zone 1 (low risk of fluvial flooding) with a portion of the site in Flood Zone 2 (medium risk of fluvial flooding) and Flood Zone 3 (high risk of fluvial flooding). The majority of the site is at low risk of surface water flooding with a small portion at a medium to high risk of surface water flooding on the western boundary of the site. The surface water proposals seek to discharge to an onsite attenuation basin before being discharged at a QBar discharge rate of 18.3l/s to an existing Severn Trent Water (STW) surface water sewer on the north west corner of the site.

The applicant has not provided confirmation from STW that the surface water sewer has sufficient capacity to accept the proposed 18.3 l/s discharge rate.

It is noted the applicant has discounted the viability of discharging surface water to the ordinary watercourse to the south of the proposed site due to required cover levels to achieve a gravity connection. The LLFA notes the ordinary watercourse in question has caused concern with the surrounding residents of Sileby and downstream residents of Cossington in relation to passed flooding events. Cossington is currently subject to a formal flood investigation under the Flood and Water Management Act 2010 in relation to a flood event that took place in October 2019.

The proposed entrance of the access road onto Cossington Road appears to be located in a medium area of surface water flooding. While much of the land contributing to this surface water flooding will be developed and a flow control, part of the catchment will still flow towards this location. The LLFA would expect the applicant to put measures in place to avoid access issues in relation to the medium surface water flood risk, without increasing flood risk to the surrounding area or to the proposed development.

The proposed attenuation basin appears to be partially located within an area of high surface water flood risk, however as above; formally draining the development is likely to reduce this risk. The LLFA would expect any proposed SuDS to be located in areas of the site at lowest risk or the implementation of mitigation measures to ensure the attenuation basin can function up to the 1in100 40%cc event. It is however noted that the proposals are for minor planning approval and as such these details should be forthcoming at the reserved matter stage.

The LLFA notes the Environment Agency has been consulted and has recommend a condition in relation to the fluvial flood risk on the site.

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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 following information is required:

- Confirmation from STW that the surface water sewer has sufficient capacity to accept the proposed 18.3l/s discharge rate and confirmation of the sewer levels to ensure a gravity connection from the site can be achieved.

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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 – 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.

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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.*