
DETAILS OF APPLICATION

Planning Ref No:	16/00740/OUT
Application Address:	Land at Water Lane, Frisby on the Wreake
Parish:	Frisby on the Wreake CP
Applicant:	Ms Siobhan Noble
Brief Description of Development:	Outline application for a residential development of up to 30 dwellings

GENERAL INFORMATION

County Council Member:	Mr J. Orson
Planning Officer:	Mr Pat Reid

ADVICE TO LOCAL PLANNING AUTHORITY

Response Notice

This response has been prepared by WSP on behalf of Leicestershire County Council, who are the Lead Local Flood Authority (LLFA).

Comments

When determining planning applications, Melton Borough Council as 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 (NPPF) and accompanying Planning Practice Guidance (PPG).

We have previously responded to this enquiry in August 2017, accepting the application with conditions. The updated FRA document has been considered and at this stage the LLFA has nothing further to add.

Lead Local Flood Authority

Leicestershire County Council as LLFA advises the Local Planning Authority that:

The proposed development would be considered acceptable to Leicestershire County Council as the LLFA, if the following planning conditions are attached to any permission granted:

1. Advice - Surface Water (Condition)

Condition

No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the Local Planning Authority.

Reason

To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

Note to Applicant

The scheme shall include the utilisation of holding sustainable drainage (SuDS) techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations; and the responsibility for the future maintenance of drainage features.

Full details for the drainage proposal should be supplied, including but not limited to, headwall details, pipe protection details (e.g. trash screens), long sections and full model scenarios for the 1 in 1, 1 in 30 and 1 in 100 year plus climate change return periods.

2. Advice – Construction Surface Water Management Plan (Condition)

Condition

No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by, the Local Planning Authority.

Reason

To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

Note to Applicant

Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.

3. Advice - SuDS Maintenance Plan & Schedule (Condition)

Condition

No development approved by this planning permission, shall take place until such time as details in relation to the long term maintenance of the sustainable surface water drainage system within the development have been submitted to, and approved in writing by, the Local Planning Authority.

Reason

To establish a suitable maintenance regime, that may be monitored over time; that will ensure the long term performance, both in terms of flood risk and water quality, of the sustainable drainage system within the proposed development.

Note to Applicant

Details of the SuDS Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the system, and should also include procedures that must be implemented in the event of pollution incidents within the development site.

4. Advice – Infiltration Testing (Condition)

Condition

No development approved by this planning permission shall take place until such time as infiltration testing has been carried out to confirm (or otherwise) the suitability of the site for the use of infiltration as a drainage element, and the flood risk assessment (FRA) has been updated accordingly to reflect this in the drainage strategy.

Reason

To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

Note to Applicant

The results should conform to BRE Digest 365 Soakaway Design. The LLFA would accept the proposal of an alternative drainage strategy that could be used should infiltration results support an alternative approach.

General Information for Local Planning Authority and Applicant

Land Drainage Consent

If there are any works proposed as part of an application which are likely to affect flows in a watercourse or ditch, then the applicant may 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 at the following:

<http://www.leicestershire.gov.uk/Flood-risk-management>

Maintenance

Please note, 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.

Date Received	Inspector	Signed Off
20 th November 2017	WSP (Wendy Bufton)	24 th November 2017

Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.