

Application address Blaby Oaks, Hospital Lane, Blaby.		Planning ref.	20/0881/FUL
		Our ref.	2020/0881/01/F
Description Construction of approx. 800m of walking paths.		Consultation date	14/01/2021
		Response date	26/01/2021
Planning officer	Clementyne Murphy	Reviewing officer	Martin Coleman
Application type	Full	Extension requested	<input type="checkbox"/>
Refer to standing advice <input checked="" type="checkbox"/>	Conditions <input type="checkbox"/>	Further consultation required <input type="checkbox"/>	Concerns <input type="checkbox"/>

LLFA Key Observations and Advice

The application site is greenfield and the proposal is for the construction of 800 metres of a footpath with a width of 1.5 metres. The site is within Flood Zone 1 (low risk of fluvial flooding) and at a medium to high risk of surface water flooding.

Leicestershire County Council as LLFA advises the LPA that the proposed development is considered a minor application and therefore the LLFA is not a statutory consultee for this development. Please refer to the enclosed standing advice.

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 – 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.