

<b>Application address</b> Leicester G B Tools Ltd., Regent Road, Countesthorpe.	<b>Planning ref.</b>	24/0114/FUL	
	<b>Our ref.</b>	2024/0114/01/F	
<b>Description</b> Erection of one industrial unit for B2 & B8 use.	<b>Consultation date</b>	27/02/2024	
	<b>Response date</b>	05/03/2024	
<b>Planning officer</b>	Tom White	<b>Reviewing officer</b>	Martin Coleman
<b>Application type</b>	Full	<b>Extension requested</b>	<input type="checkbox"/>

### **LLFA Key Observations and Advice**

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 0.1595 ha brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding.

The proposals are not considered to be major as defined by the Town and Country Planning Order 2010. The LLFA is a statutory consultee in relation to surface water flood risk for major applications only and as such is not a statutory consultee for this application.

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Leicestershire County Council as LLFA advises the LPA that the proposed development is not considered a major application and therefore the LLFA is not a statutory consultee for this application and offers **no comment**. Please refer to the enclosed standing advice.

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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.

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 – Overland flow routes**

Overland flow routes as shown on the 'extent of flooding from surface water' maps 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.

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