

### **Additional Supplementary Information**

<b>Application Ref:</b> 24/00528/OUT	<b>Location:</b> Land North of Broughton Way, Broughton Astley <b>Proposal:</b> Outline application for the development of up to 17 self-build residential dwellings (access only to be considered)
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#### **Correspondence received from Applicant, 03.12.2024**

A 17-page letter has been received from the Applicant's Agent responding to the several matters contained within the Committee Report; including, land-use; landscape and visual; area of separation and visual separation. A series of photographs have also been provided.

It has not been possible to provide a detailed response to the contents of the letter in the time available. However, Officers have not found anything material which would alter its advice to Members to recommend the application for REFUSAL.

<b>Application Ref:</b> 24/00888/FUL	<b>Location:</b> Land to The West Of Leicester Road, Market Harborough  <b>Proposal:</b> Erection of 17 dwellings
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#### **Updated Comments from LLFA, 03.12.2024**

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 1.69ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and predominantly at very low surface water flooding, with areas of low to medium risk associated with the watercourse along the northern boundary. The proposals seek to freely drain plots 801 – 817 into the wider drainage system serving the Manor Farm development, the attenuation for these plots will be provided within the 'Southern Parcel attenuation pond', located approximately 300m to the south of the application site. The discharging from the plots 801 to 817 will be at 3 l/s, but with a combined discharge of 19.1 l/s for all of development attenuated in this pond.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the proposals are considered acceptable to the LLFA and we advise the following planning conditions be attached to any permission granted.

#### **Advised Conditions**

1. 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. The development must be carried out in accordance with these approved details and completed prior to first occupation.

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

2. 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. The construction of the development must be carried out in accordance with these approved details.

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 though the entire development construction phase.

#### **Amended Recommendation**

Planning Permission is APPROVED for the reasons set out in this report and subject to the recommended Planning Conditions outlined within Appendix B and the signing of a legal agreement to secure the obligations set out in Appendix B