

Application address Groby Lodge Farm Slate Pit Lane Groby Leicester.	Planning ref. 26/00727/DISCON
	Our ref. 2026/0727/04/FDis9-11
Description Application to discharge conditions C3 (Materials), C9 (Surface and foul water drainage), C10 (Construction surface water management), C11 Surface water - long term maintenance), C12 (Construction environment management plan), C13 (Construction traffic management plan) and C20 (Land contamination) from planning permission 18/00329/FUL.	Consultation date 25/08/2026
	Response date 22/09/2026
Planning officer Lesley Keal	Reviewing officer Rob Ryan-Matthews
Application type Discharge of Conditions	Extension requested ☒
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

This application seeks to discharge conditions 9, 10 and 11 set as part of the approval of application reference 18/00329/FUL. These conditions read:

9. *No development approved by this planning permission shall take place until such time as a surface water drainage scheme and a scheme for foul drainage 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.*
10. *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.*
11. *No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.*

Condition 9 relates to surface water and foul drainage. The LLFA is a statutory consultee in relation to surface water only, and as such this response does not consider any foul details submitted. All other conditions sought for discharge under this application do not relate to surface water and as such are not considered as part of this response.

The surface water details submitted are a drainage strategy. Design details are required to discharge Condition 9. Design plans should be submitted, include engineer layouts showing

private and shared/adoptable surface water drainage with all relevant level and distension details. Details section drawings are required of all proposed SuDS and the proposed flow control. The modelled flow control product reference should be clearly shown on all relevant drawings to ensure unsuitable substitutions are not made by the appointed contractor. Overland flow routing plans should be provided which consider a blockage/exceedance event. Modelling should be submitted to demonstrate there is no flooding in the peak 1 in 30 year event, and any flooding in the peak 1 in 100 year plus climate change event is safely routed and retained within the site. The modelling should include a 10% allowance for urban creep and be consistent with details within the submitted plans. No survey detail showing the watercourse outfall level has been submitted.

Leicestershire County Council as the LLFA advises the LPA that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage in relation to Condition 9. In order to provide a substantive response, the following information is required:

- Detailed surface water drainage engineering layout plans
- Section drawings of all proposed SuDS (including levels)
- Flow control comber drawing within product reference shown on all relevant plans
- Overland flow routing plan
- Update modelling where required to ensure consistency with submitted plans
- Confirmation of watercourse outfall level

Note: The LLFA is not a statutory consultee in relation to foul drainage and as such, this response does not consider any foul drainage details submitted.

Standing 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.

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 the Growth, Environment and Transport Department.