

Application address Land North East of Triumph Motorcycles Ltd, Normandy Way, Hinckley, LE10 3BZ.	Planning ref. 25/00543/REM
	Our ref. 2025/0543/04/R3
Description Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission (ref: 15/00188/OUT) for the residential development of 127 dwellings (Phase 7).	Consultation date 10/11/2025
	Response date 24/11/2025
Planning officer Emma Baumber	Reviewing officer Rob Ryan-Matthews
Application type Reserved Matters	Extension requested <input type="checkbox"/>
No concerns <input checked="" type="checkbox"/>	Further consultation required <input type="checkbox"/>

Lead Local Flood Authority Key Observations

This application seeks the approval of Reserved Matters of Phase 7 only associated with outline planning permission reference 15/00188/OUT. The development approved under application reference 15/00188/OUT is for the erection of up to 850 dwellings, a primary school, retail space and public open space and is known as 'Normandy Fields'. This application relates to Phase 7 and seeks the approval of Reserved Matters for the erection of 127 dwellings.

A Reserved Matters application for the erection of 140 dwellings was previously submitted for this phase under application reference 21/01262/REM. Leicestershire County Council as the Lead Local Flood Authority (LLFA) requested the submission of supporting evidence to demonstrate that the space provided for surface water attenuation was sufficient. This information was not provided at the time, but instead approval was granted by Hinckley & Bosworth Borough Council with a condition placed on the Reserved Matters decision notice. This application was not progressed any further by the applicant. The LLFA wants to highlight the risk this approach involves. If the attenuation storage volume provided is insufficient, it may have an impact on the deliverability of the number of dwellings due to additional space requirements for attenuation. It is therefore more appropriate to provide these high-level drainage details at Reserved Matters stage to provide assurance for the applicant and the Local Planning Authority (LPA) that the scheme is deliverable.

Further to the LLFA's previous response, the applicant has submitted further detail to the LPA in support of the application to address the LLFA's previous queries. These documents address the LLFA's queries in full and as such the LLFA is able to provide an updated response, as below.

Leicestershire County Council as LLFA advises the LPA that the application documents as submitted are sufficient for the LLFA to support the approval of this reserved matters application.

Note: Reserved matters applications are reviewed by the LLFA in relation to details such as 'access', 'appearance', 'landscaping', 'layout' and 'scale' only, in line with article 2 of the Town

and Country Planning Order 2015. This response does not consider any surface water specific conditions which must be consulted on separately once the reserved matters are approved by the LPA.

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 Environment and Transport.