

<b>Application address</b> Land South of Pumping Station, Aston Flamville Road, Burbage	<b>Planning ref.</b> 25/00197/REM
	<b>Our ref.</b> 2025/0197/04/F
<b>Description</b> Reserved Matters submission for the appearance, layout and scale of development for 238 no. dwellings (southern parcel) pursuant to outline planning permission 23/00673/OUT.	<b>Consultation date</b> 11/03/2025
	<b>Response date</b> 01/04/2025
<b>Planning officer</b> Matt Jedruch	<b>Reviewing officer</b> Jack Harriman
<b>Application type</b> Reserved Matters	<b>Extension requested</b> <input type="checkbox"/>
<b>No concerns</b> <input type="checkbox"/>	<b>Further consultation required</b> <input checked="" type="checkbox"/>

### **Lead Local Flood Authority Key Observations**

The applicant is seeking approval of reserved matters for the southern half of outline planning permission 23/00673/OUT only. The surface water drainage strategy had independent systems for the two halves of the development. As such, there is no reliance on future phases to consider.

The applicant had submitted detail seeking to fix the layout for outline planning permission 23/00673/OUT. However, it is noted that the layout of surface water drainage elements has since changed in this application for approval reserved matters. This includes the road/sewer layout and the dimensions of the attenuation basin for Network 3. As such, the applicant should submit amended surface water drainage material to suit the new layout.

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 order to provide a substantive response, the following information is required:

- Any amendment in the new layout to be considered in the developable area being positively drained and any resulting amendment in proposed discharge rates and attenuation.
- An amended surface water drainage strategy plan to suit the new layout.

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.*