

Application address Land South Of Sacheverell Way Groby Leicestershire		Planning ref.	25/01213/OUT
		Our ref.	2025/1213/04/F
Description Outline planning application for a residential development of up to 180 dwellings, alongside associated access via two junctions from Sacheverell Way, green and blue infrastructure (including drainage, landscaping and public open space), ancillary infrastructure, and enabling ground remodelling (All matters reserved except access)		Consultation date	13/01/2026
		Response date	03/02/2026
Planning officer	Ashleigh Gade	Reviewing officer	Danielle Degville
Application type	Outline	Extension requested	<input type="checkbox"/>
Refer to standing advice <input type="checkbox"/>	Conditions <input type="checkbox"/>	Further consultation required <input checked="" type="checkbox"/>	Concerns <input type="checkbox"/>

Consultation checklist

No.	Description	Check
1	Location plan	<input checked="" type="checkbox"/>
2	Proposed layout plan	<input checked="" type="checkbox"/>
3	Evidence that the site can be drained	<input type="checkbox"/>
4	Topographic and ground investigation details	<input type="checkbox"/>
5	The total impermeable area pre and post development	<input type="checkbox"/>
6	All potential flood risk sources have been identified and assessed	<input checked="" type="checkbox"/>
7	Existing and proposed peak discharge rates	<input type="checkbox"/>
8	Consideration of sustainable drainage systems	<input type="checkbox"/>
9	Attenuation volume calculations	<input type="checkbox"/>
10	Consideration of the maintenance and management of all drainage elements	<input type="checkbox"/>

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 10.55ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to high risk of surface water flooding. There are no existing flood risk concerns within the immediate downstream catchment.

The LLFA would expect any surface water drainage proposal to seek to infiltrate unless demonstrated to be unfeasible. Should this not be appropriate, the LLFA would expect runoff from site to be discharge to the next most appropriate receptor at the greenfield QBAR rate in line with the recently released National Standards for SuDS. The first 5mm of rainfall should also be retained on-site in line with the new standard.

To further mitigate the impact of the additional volume of water discharging from the site, the LLFA expects extensive SuDS, including source control SuDS such as pervious paving, swales, rain gardens etc. The use of these source control SuDS can greatly reduce the volume of water leaving the site which providing additional multifunctional benefits.

Over the lifetime of a development, it is possible that the overall impermeable area contributing to surface water runoff within the site could significantly increase (known as 'urban creep'). A 10% increase in impermeable area should therefore be included where appropriate to ensure that surface water drainage designs can cope with future increases in impermeable areas. Note that the National Standards for SuDS requires the conveyance and attenuation to take account of all areas intercepted by the surface water proposals, including permeable surfaces.

In summary of the above, no information regarding a sustainable drainage strategy has been provided for the site. The LLFA require the following information:

- A detailed surface water drainage strategy including information on impermeable areas pre and post development, existing and proposed peak discharge rates (QBAR greenfield run off rates are required post development, see advice note 4 below), consideration of sustainable drainage systems, attenuation volume calculations including climate change allowance of 40% and location of such attenuation features. Information regarding a viable outfall under developer control or with prior approval from STW is also required
- Ground investigation details – desktop study with infiltration testing conditioned
- Consideration of maintenance requirements and access for the SuDS proposed on site

There are a series of inconsistencies within the Flood Risk Assessment (FRA).

1. Dates of LLFA correspondence – the LLFA have record of email exchanges regarding this site dated October 2024 and November 2025
2. Section 4.3.2.2 of the FRA states that the measures will “redirect overland flow through the swale into the drainage ditch along the site’s northern boundary”. However, the mapping shows it to divert into the southeastern boundary watercourse.

It is suggested that the LLFA agreed that not daylighting the culverted watercourse would be acceptable. However, the LLFA did not agree to this in any of the pre-app emails found in our records. All previous pre-app has very clearly drawn attention to the LLFAs Culvert Policy. The culvert policy is clear that culverts should be opened wherever possible. The development plans need to be reviewed, and the watercourse opened along its full length.

Notwithstanding any surface water drainage details submitted under this application, as the proposals are for outline permission, no specific drainage elements are fixed at this stage. As such, the LLFA would require that later reserved matters and detailed design fully comply with the new National Standards for SuDS and to any other amended local or national policy/guidance relevant at the time of submission of those details. This includes (but is not limited to) a re-assessment of discharge rates, contributing areas, attenuation scale and the retention of the first 5mm of rainfall on-site. Any departure from the standard should be fully substantiated and agreed with the LLFA.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (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:

- A detailed surface water drainage strategy as outlined above
 - Ground investigation details – desktop study with infiltration testing conditioned
 - Consideration of maintenance requirements and access for the SuDS proposed on site
 - Updated FRA correcting inconsistencies
 - Updated site plan allowing for daylighting of the culvert
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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.

5. Standing Advice – Ditches

Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and

responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.

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.