

Application address Land North East Of Ashby Road Markfield Leicestershire LE67 9UB	Planning ref. 25/01208/REM
	Our ref. 2025/1208/04/F
Description Approval of reserved matters (layout, scale, appearance and landscaping) of outline planning permission 21/00787/OUT for the residential development of up to 93 dwellings, public open space, landscaping and SuDS (cross boundary application with Charnwood BC).	Consultation date 14/01/2026
	Response date 04/02/2026
Planning officer Matt Jedruch	Reviewing officer Danielle Degville
Application type Reserved Matters	Extension requested ☐
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the site is located within Flood Zone 1 being at low risk of fluvial flooding and low risk of flooding from surface water.

The applicant has proposed to discharge surface water drainage at a discharge rate equal to QMed of 10.5l/s via swales and an attenuation basin sized to store up to the 1 in 100 year return period plus additional volumes of 40% due to climate change and factoring in a 10% increase of impermeable areas due to 'urban creep'.

It is not clear where the contributing area figure has been calculated from. Section 3.3 of the technical note and the impermeable area both suggest an area of 1.541ha. However, it seems the drainage plan is using an area of 2.04ha. Clarification of the contributing, the proposed discharge rate and volume of storage required, with documents updated as necessary. The discharge rate should be based on the contributing catchment only. Calculations and supporting plans should be submitted to support the QMED/QBAR rate.

It appears that there are two watercourses/ditches on site which will be removed as part of the development layout. Given that this reserved matters application will fix the layout for the site further information is required on these ditches and the impact removing them will have. The documents suggest that the upstream connectivity of the ditches is still to be confirmed. Whilst Land Drainage Consent is not required at this stage prior to approval of reserved matters, the LLFA do need to understand that the removal of the ditches is appropriate and that consent is likely to be granted. The applicant should also note Leicestershire County Council's culverting policy (available online) which requires open watercourses/ditches to be retained and culverted only when it is clearly demonstrated to be necessary. Retained open watercourses/ditches must include space for maintenance access.

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:

- Confirmation of contributing area, proposed discharge rate and required storage volume.
- Information on the upstream connectivity of the ditches proposed to be removed, and confirmation that conversations regarding Land Drainage Consent have begun (note the LCC culvert policy)

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.