

Application address Ashfield Farm, Kirkby Road, Desford, Leicestershire	Planning ref. 26/00629/CONDIT
	Our ref. 2026/0629/04/F
Description Application to vary condition 1, 2, 3, 9, 12 of planning permission 24/00709/REM. Amendments to site layout including relocation of pond and substitution of house types	Consultation date 16/07/2026
	Response date 06/08/2026
Planning officer Alex Jelley	Reviewing officer Danielle Degville
Application type Variation of Condition	Extension requested ☐
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

This application seeks to vary Condition 1, 2, 3, 9 and 12 set as part of the approval of application reference 24/00709/REM.

Condition 9 is a surface water condition; from the application description it seems that the pond is being relocated. However, there are no new drainage strategy drawings provided to support this change.

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 the proposed variation. In order to provide a substantive response, the following information is required:

- Updated surface water drainage strategy for the site
- Full calculations relating to the new surface water drainage strategy
- Levels plan for the site

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.