

Application address Peggs Close Earl Shilton Leicestershire		Planning ref.	25/01169/FUL
		Our ref.	2025/1169/04/F
Description Erection of 15 houses and 6 flats with associated parking and landscaping		Consultation date	16/12/2025
		Response date	08/01/2026
Planning officer	Ashleigh Gade	Reviewing officer	Danielle Degville
Application type	Full	Extension requested	<input checked="" 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 checked="" 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 checked="" type="checkbox"/>
10	Consideration of the maintenance and management of all drainage elements	<input checked="" type="checkbox"/>

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 1ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding. The proposals seek to discharge at 5 l/s via pervious paving and a dry detention basin to the on-site watercourse.

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 QBAR rate in line with the National Standards for SuDS (NSS). The first 5mm of rainfall should also be retained on-site in

line with the new standards. The drainage strategy needs to be revised to reduce the runoff rate leaving the site to QBAR.

The proposed attenuation tanks are situated underneath private driveways and gardens. All attenuation on site should not be located under land within private ownership and this can lead to access issues for maintenance requirements. Storage on site needs moving to areas of open space, within publicly accessible land.

No source control SuDS have been proposed for use on site. The NSS requires the retention of the first 5mm of rainfall on-site, and NPPF pushes for SuDS on all major applications. Therefore, features such as permeable paving, rain gardens, tree pits, swales, etc. must be provided on site. These SuDS can slow flows off the site as well as reducing the total volume leaving the site. As this is a full approval this information needs to be included at this stage in order for any approval to fix the layout. Any departure from the NSS should be substantiated in full.

The drainage is proposing to connect to the adjacent STW sewer systems. There does not appear to be approval in principle from STW for these connections. The LLFA require evidence from STW that the connections are acceptable at the proposed rates (QBAR).

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:

- Updated drainage strategy restricting flows to QBAR
- Attenuation on-site in land within public access
- Full use of source control SuDS on site
- Approval to connect from STW

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.

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.