

Application address Land To The South West Of Lutterworth Road Burbage Leicestershire	Planning ref. 25/00971/REM
	Our ref. 2025/0971/04/F
Description Approval of reserved matters (appearance, layout, scale and landscaping) of outline planning permission 21/00502/OUT for the construction of 77 residential dwellings	Consultation date 16/10/2025
	Response date 12/11/2025
Planning officer Alex Jelley	Reviewing officer Danielle Degville
Application type Reserved Matters	Extension requested <input checked="" type="checkbox"/>
No concerns <input type="checkbox"/>	Further consultation required <input checked="" type="checkbox"/>

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. The applicant has proposed to discharge surface water drainage at 5.1l/s via permeable paving and an attenuation basin discharging into an ordinary watercourse at the site southwestern boundary.

Limited source control SuDS has been proposed for use on site. The New National Standards for SuDS (NSS) requires the retention of the first 5mm of rainfall on-site, and NPPF pushes for SuDS on all major applications. While the outline approval predates these requirements and will not be applied in full in this instance, the LLFA still expect additional source control features such as permeable paving, rain gardens, tree pits etc. to be provided on site in order to minimise increases in discharge volume from the site. While some permeable paving has been included on the plans this, is only in limited locations. Permeable paving should be used on all shared driveways and private drives unless demonstrated to not be viable or appropriate. As this reserved matters application looks to fix the layout of the site this information needs to be included at this stage.

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, information regarding locations of permeable paving and/or other source control SuDS on site as noted above needs to be provided.

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.