

Application address Church Farm, Washpit Lane, Barlestone.	Planning ref. 26/00099/CONDIT
	Our ref. 2026/0099/04/F
Description Application to vary Condition 2 (Approved Plans), 7 (Archaeological Investigation), 11 (Landscape and Ecological Management Plan), 14 (Noise) and 16 (Drainage) of planning permission 14/00120/CONDIT. Amendments to the approved Site Layout, Landscape Strategy Plan and wording of the conditions.	Consultation date 13/02/2026
	Response date 06/03/2026
Planning officer Laura Ashton	Reviewing officer Rob Ryan-Matthews
Application type Variation	Extension requested ☐
No concerns ☐	Holding Objection ☒

Lead Local Flood Authority Key Observations

This application seeks to vary Condition 16 set as part of the approval of application reference 14/00120/CONDIT.

The LLFA would take this opportunity to note the following:

- The LLFA was consulted on application 21/01395/FUL and recommended four surface water conditions, these four conditions were included in the respective decision notice.
- The LLFA has since been consulted on variation of conditions application 24/00120/CONDIT and offered no comment. The application did not seek to vary any surface water conditions.
 - o The current wording, sought for variation in this application was added to the 24/00120/CONDIT decision notice without agreement from the LLFA.

The LLFA would take this opportunity to note that the current wording of Condition 16, in addition to the wording proposed by the applicant as a part of this application, is not acceptable to the LLFA. As such, the LLFA would request that the wording of the 4 conditions recommended by the application in response to the Full application (21/01395/FUL) be reapplied by the LPA.

Should the applicant wish to remove or discharge the conditions recommended by the application in 21/01395/FUL, detail to meet the requirements of the conditions should be supplied by the applicant.

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 applicant should

submit detail to the LPA to an appropriate standard to meet the requirements of the conditions recommended by the LLFA in application 21/01395/FUL.

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.