

Application address Land North of Normandy Way Hinckley Leicestershire	Planning ref. 25/01143/REM
	Our ref. 2025/1143/04/RM/R6
Description Application for Reserved Matters (site layout, scale, appearance, and landscaping) of outline planning application 24/00264/OUT for 415 dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of Outline Planning Conditions 2, 4, 6, 9, 12, 13, 14, 16, 17 (Surface Water Drainage); 18 (Surface Water Management); 19 (Surface Water Maintenance); 20 (Infiltration Testing); 21, 22 and 30	Consultation date 07/09/2026
	Response date 11/09/2026
Planning officer Alex Jelley	Reviewing officer Harvey Speed
Application type Reserved Matters / Discharge of Conditions	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 16.9ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a predominately very low risk of surface water flooding with the sites western boundary having associated high risk areas due to the adjacent unnamed ordinary watercourse.

The site is proposed to be split into 4 sub-catchments, each seeking to discharge at the average annual peak greenfield runoff rate (estimated at 4.4 l/s/ha) for a total cumulative discharge rate of 50.1 l/s via rain gardens and associated attenuation basins to the aforementioned on-site watercourse at the western boundary.

This application looks to consider both reserved matters and discharge of surface water conditions (17, 18, 19 and 20) imposed on outline approval 24/00264/OUT. The conditions read as follows:

17. Any forthcoming Reserved Matters application shall include a surface water drainage scheme and foul water drainage scheme. The development must be carried out in accordance with these approved details and completed prior to commencement of development.

18. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning

Authority. The construction of the development must be carried out in accordance with these approved details.

19. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

20. Any forthcoming Reserved Matters application shall include details of infiltration testing (or suitable evidence to preclude testing) to confirm or otherwise, the suitability of the site for the use of infiltration as a drainage element.

Leicestershire County Council as the Lead Local Flood Authority (LLFA) was previously consulted on these proposals and most recently requested the submission of additional information on 4th September 2026, as summarised below:

- Review of private drainage flooding concerns associated with manhole S400.
- Details associated with Condition 20

The applicant has submitted revised proposals including an increase in the pipe size downstream of manhole S400 from 300mm to 375mm diameter. Additionally private drainage cover levels have been increased so that they now sit higher than the main infrastructure top water level.

The LLFA is now satisfied with the details submitted pursuant to the discharge of Condition 17.

The LLFA has received a site investigation report. The report includes details infiltration test results which indicate that the site ground conditions are not conducive to the effective disposal of surface water to the ground.

The LLFA advises the Local Planning Authority (LPA) that the application documents are sufficient for the LLFA to support the approval of Reserved Matters and the discharge of Conditions 17, 18, 19 and 20.

Notes: 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. should be engaged in relation to elements not falling within the LLFA's remit.

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.