

<b>Application address</b> Land West of Shilton Road, Barwell, Leicestershire		<b>Planning ref.</b>	25/01161/OUT
		<b>Our ref.</b>	2025/1161/04/F
<b>Description</b> Outline planning permission for the erection of up to 120 dwellings (all matters reserved)		<b>Consultation date</b>	18/12/2025
		<b>Response date</b>	16/01/2026
<b>Planning officer</b>	Sullivan Archer	<b>Reviewing officer</b>	Danielle Degville
<b>Application type</b>	Outline	<b>Extension requested</b>	<input checked="" type="checkbox"/>
<b>Refer to standing advice</b> <input type="checkbox"/>	<b>Conditions</b> <input type="checkbox"/>	<b>Further consultation required</b> <input checked="" type="checkbox"/>	<b>Concerns</b> <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 checked="" 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 type="checkbox"/>
7	Existing and proposed peak discharge rates	<input checked="" type="checkbox"/>
8	Consideration of sustainable drainage systems	<input checked="" 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 5.7ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to high risk of surface water flooding, with a surface water flow path passing through the site. The proposals seek to discharge at 25.0 l/s via pervious paving, rain gardens and an attenuation basin to the on-site ditchcourse. There are no existing flood risk concerns within the immediate downstream catchment.

The Flood Risk Assessment (FRA) identifies the surface water flow path that passes through the south of the site. It is suggested that the flow path will be managed by the onsite drainage works post development. However, as the flow path originates off site the developer needs to ensure a

clear area free from development is designated for this pathway and it does not enter the on-site drainage system.

The onward connectivity of the ditchcourse has not yet been confirmed. The developer needs to confirm that the ditchcourse on site is connected to the wider surface water network before it can be confirmed that it is a suitable point of connection.

Notwithstanding any surface water drainage details submitted under this application, as the proposals are for outline permission, no specific drainage elements are fixed at this stage. As such, the LLFA would require that later reserved matters and detailed design fully comply with the new National Standards for SuDS and to any other amended local or national policy/guidance relevant at the time of submission of those details. This includes (but is not limited to) a re-assessment of discharge rates, contributing areas, attenuation scale and the retention of the first 5mm of rainfall on-site. Any departure from the standard should be fully substantiated and agreed with the LLFA.

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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:

- Site layout revised and drainage strategy updated to show a clear pathway for the surface water flow path through the site
- Onward connectivity of the onsite ditchcourse confirmed

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## **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.

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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.*