

<b>Application address</b> Land North of A47 Normandy Way and East of Stoke Road Hinckley Leicestershire	<b>Planning ref.</b> 25/00537/REM
	<b>Our ref.</b> 2025/0537/04/RM
<b>Description</b> Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/00318/OUT for construction of 475 dwellings and associated infrastructure and landscaping works	<b>Consultation date</b> 03/10/2025
	<b>Response date</b> 16/10/2025
<b>Planning officer</b> Matt Jedruch	<b>Reviewing officer</b> Danielle Degville
<b>Application type</b> Reserved Matters	<b>Extension requested</b> <input type="checkbox"/>
<b>No concerns</b> <input type="checkbox"/>	<b>Further consultation required</b> <input checked="" type="checkbox"/>

### **Lead Local Flood Authority Key Observations**

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 25.4ha 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 high-risk areas indicating local ordinary watercourses. The proposals seek to discharge at 4.4 l/s/ha via multiple detention basins to the on-site watercourse. The site is split into two sub-catchments labelled West and East discharging with a limited rate of 32.8 l/s and 34.8 l/s respectively.

The drainage strategy proposed at outline used swales in a green corridor as part of the drainage on site. These swales appear to be shown on the plans however they are not shown to be connected to the onsite drainage network. The connectivity of these swales needs to be clarified.

The National Standards for SuDS (NSS) requires the retention of the first 5mm of rainfall on-site. Therefore, features such as permeable paving, etc. must be provided on site. As this reserved matters application looks to fix the layout and landscaping of the site 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. Permeable paving appears to be provided on a few shared driveways, however there is ample opportunity to add additional permeable paving across the entire site.

---

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, the following information is required:

- Swales included fully in the drainage on site
- Permeable paving and/or other suitable source control SuDS added where appropriate

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.*