

Application address Land North of Normandy Way Hinckley Leicestershire	Planning ref. 25/01143/REM
	Our ref. 2025/1143/04/RM/R3
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 24/06/2026
	Response date 07/07/2026
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 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 12th June 2026. The LLFA has received a cover email from the applicant in response, accompanied by a SuDS layout drawing.

Condition 17

The LLFA makes the following observations in relation to Condition 17

As previously advised a drainage strategy and engineering layout have been provided in support of this application. The runoff rates are in line with those proposed at outline and are acceptable in principle.

Standard 2 of the National Standards for sustainable drainage

The LLFA has received a revised SuDS layout showing the inclusion of swales and ditches. The applicant advises that these additional measures are deemed to address the requirements of Standard 2 of the national standards for sustainable drainage (SuDS) (NSS).

The applicant must provide the ratio calculations which demonstrate that the attenuation basins and swales meet the requirement of Standard 2 of the NSS, i.e. for swales and attenuation basins, the cumulative bed area of these features must only serve up to 5 times the drained impermeable area. Please refer to Section 2.7 of the NSS.

CV Value of 1

The applicant has provided the following response to the LLFA's request:

"The CV value should not be set to '1'. Setting the CV value to 1 conflicts with the detailed drainage analysis approved at Outline Stage (Report Ref: HN2-BWB-ZZ-XX-RP-CD-0001-SDS-S2 P03), where a nationally validated Cv value of 0.75 has been applied. There is no requirement within the National SuDS Standards or any enforceable policy mandating a CV value of 1."

Outline planning applications are to establish if a proposed development is acceptable in principle before committing to a detailed design. The CV value is a detailed design matter and therefore it is the view of the LLFA that any CV value used at Outline planning carries little to no weight at full or Reserved Matters stage. Notwithstanding, the LLFA accepts that there is no policy mandating a CV value of '1'. However, applying a CV value of '1' is a recognised method to simplify the need for a developer to account for contributing pervious surfaces such as residential gardens.

Should the applicant prefer to use a lower CV value than '1', then all pervious areas, including residential gardens must be factored into the hydraulic calculations in accordance with the NSS and The SuDS Manual.

"Contributing pervious surfaces, including footprints of any SuDS features, should not be ignored." (NSS, Section 3.32, June 2025).

"The runoff area used in any of the runoff estimation methods should be consistent; for example, if the whole site area is used in the greenfield runoff rate calculations, the whole site should be represented in the runoff calculations for the proposed development." (CIRIA C753 The SuDS Manual, Section 24.2.2, 2015).

Private drainage layout

The applicant has advised that they would expect this to be conditioned. As the proposals seek to discharge the surface water drainage conditions under the same application reference as the Reserved Matters, these details are required now.

WeTransfer Link Expired

The LLFA was re-consulted on 24th June 2026 and provided with a WeTransfer link to revised drainage plans. A download of these files was attempted on 6th July 2026 ahead of the consultation deadline of 8th July 2026, however by this point the link had already expired. Please refresh the link with a longer expiry date.

The following other matters have not been checked due to link expiry. The LLFA notes the applicants comments advising these points have been addressed.

- MADD Factor must be set to '0'.
- Please re-run the 1 in 30 year storm with a 35% allowance for climate change in accordance with climate change guidance.
- Networks have been simulated up to the 36-hour storm (2160mins), however, this is also the critical event by maximum level for several pipes within Networks 3 and 4. Please run longer duration simulations as a sensitivity check to demonstrate that the 36-hour storm remains the critical design storm for those pipes.
- Please account for discrepancies in the hydraulic calculation catchment area for Network 4, pipe references 1.004 and 1.005 when compared with the drainage area document for Network 4. Is this linked to the 2674m² area shown at Sunnyside Farm? If not please explain the relevance of this figure being shown on the plan.
- 24m³ is shown to flood from MH 400 during the 1 in 100 year plus 40% climate change with exceedance flow routing directed towards the site boundary and then towards private plots. This volume is too high to be directing towards private plots during the design flood event.
- Provide some commentary around the 4 basin impermeable areas (65% - 0.910ha, 1.525ha, 1.087ha and 4.622ha) stated on the drainage area plan drawings and why they differ from the cumulative areas inputted into hydraulic calculations (0.58ha, 1.588ha, 1,592ha, 4.357ha).

Please note that in the absence of private drainage details a full review of the hydraulic calculations in relation to proposed plot levels has not yet been undertaken.

Condition 20

Similarly to the above, the WeTransfer link had expired before the LLFA's statutory consultation deadline and as such a review of the infiltration testing has not been possible.

Infiltration testing details, including:

- logs of trial pits including dimensions, depth and location onsite (located where the feature will be constructed)
- Method statement setting out that the tests were completed following BRE365 method
- Log and graphs of water level in the trial pits
- Photos (dated) and logs of soil type and depth of groundwater table
- Results of the infiltration tests including calculations of infiltration rate (m/s)
- Site plan indicating location of trial pits and location of any proposed features

Documents submitted pursuant to the discharge of Conditions 18 and 19 are acceptable to the LLFA. A maintenance plan has been submitted for the SuDS components, and these will be maintained by a management company, yet to be appointed. Details relating to the management of surface water during the construction phase have also been provided.

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

However, the LLFA is unable to provide a substantive response at this stage in relation to Conditions 17 and 20. In order to provide a substantive response, the information listed above is required.

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.