

Application address Land South Of Pumping Station Aston Flamville Road Burbage, Leicestershire	Planning ref. 25/00197/REM
	Our ref. 2025/0197/04/R2
Description Reserved Matters submission for the appearance, layout and scale of development for 238 no. dwellings (southern parcel) pursuant to outline planning permission 23/00673/OUT.	Consultation date 09/12/2025
	Response date 23/12/2025
Planning officer Matt Jedruch	Reviewing officer Danielle Degville
Application type Reserved Matters	Extension requested <input type="checkbox"/>
No concerns <input type="checkbox"/>	Further consultation required <input checked="" type="checkbox"/>

Lead Local Flood Authority Key Observations

The applicant is seeking approval of reserved matters for the southern half of outline planning permission 23/00673/OUT only. The surface water drainage strategy had independent systems for the two parts of the development. As such, there is no reliance on future phases to consider.

The LLFA previously requested to see full use of Source Control SuDS on site, whilst some new documentation suggests that some had been added there does not appear to be a drainage or site plan showing this. Therefore previous comments remain in place:

On a site this size the LLFA would expect to see extensive SuDS, including source control SuDS such as pervious paving, swales, rain gardens etc. The use of these source control SuDS can greatly reduce the volume of water leaving the site whilst providing additional multifunctional benefits. No such features appear to have been included on site. Given that the addition of these features will impact on the layout and landscaping of the site, they need to be considered as part of this reserved matters application.

The wording of Condition 19 states that it should be discharged prior to any approval of reserved matters. It appears that information relating to this condition has been submitted as part of this application. The LLFA has been informed by the LPA officer that a separate discharge of condition application needs to be submitted to consider Condition 19. The LLFA will await this new application to consider discharge of Condition 19. It should however be noted that it doesn't appear that any 3rd party review and sign off has been completed of the fluvial modelling, this should be completed in support of the condition discharge.

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:

- Full use of source control SuDS on site wherever viable
- Evidence that condition 19 has been discharged in full

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.