

Application address Land East Of Kennel Lane Witherley Leicestershire	Planning ref. 26/00188/REM
	Our ref. 2026/0188/04/F
Description Approval of reserved matters (appearance, landscaping, layout and scale) of outline planning permission 22/01190/OUT for residential development of up to 50 residential dwellings.	Consultation date 10/03/2026
	Response date 09/04/2026
Planning officer Emma Baumber	Reviewing officer Danielle Degville
Application type Reserved Matters	Extension requested ☐
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

The applicant is seeking to approve reserved matters associated with the approved outline permission 22/01190/OUT for the construction of up to 50 residential dwellings off Kennell Lane, Witherley.

Whilst this reserved matters application does not look to address drainage as an issue, the appearance, layout, landscaping and scale of the site may alter dependent upon the drainage required for the development. Information regarding the drainage plans needs to be submitted to ensure they align with the layout and scale of the proposals, and the commitments made at outline approval.

The proposed layout and siting of the ponds is inconsistent with the detail submitted and approved at the outline planning stage. Relevant detail relating to the drainage layout should be submitted to the LPA to evidence the amended drainage layout is suitable for the proposed development.

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:

- Updated drainage strategy with calculations, level detail and attenuation volume calculations for the proposed pond and a confirmed invert level for the surface water connection to the on-site ordinary watercourse at the eastern boundary of the site (including a surcharged outfall)
- Level detail across the site, including floor levels for properties along the eastern boundary of the developable area.

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.