

Application address Land North of Deepdale Farm, Lutterworth Road, Burbage.	Planning ref. 25/00798/DISCON
	Our ref. 2025/0789/05/FDis4-5(R1)
Description Application to discharge C4 (Surface water drainage scheme) C5 (Surface water on site during construction) C6 (Land contamination) C14 (bird boxes, bat boxes) attached to planning permission 24/00139/FUL.	Consultation date 22/10/2025
	Response date 05/11/2025
Planning officer Lesley Keal	Reviewing officer Rob Ryan-Matthews
Application type Discharge of Conditions	Extension requested ☐
No concerns ☒	Further consultation required ☐

Lead Local Flood Authority Key Observations

This application seeks to discharge conditions 4 and 5 set as part of the approval of application reference 24/00139/FUL. These conditions read:

4. *No development approved by this planning permission shall take place until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation of any dwelling. Thereafter surface water shall not drain into the Public Highway.*
5. *No development approved by this planning permission shall take place until 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.*

All other conditions sought for discharge under this application do not relate to surface water and as such are not considered as part of this response.

This application seeks to approve surface water drainage conditions (including construction phase drainage) associated with Phase 2 of the Lutterworth Road, Burbage development. The application seeks to discharge surface water to the existing surface water network and Sustainable Drainage System within the first phase of the development.

Further to the LLFA's previous response, dated 13/10/2025, the applicant has provided further documents to address the LLFA's queries in full. As such, the LLFA is able to provide an updated response, as below.

Leicestershire County Council as the LLFA advises the LPA that the application documents as submitted are sufficient for the LLFA to support the discharge of conditions 4 and 5.

Note: The LLFA is not a statutory consultee in relation to foul drainage and as such, this response does not consider any foul drainage details submitted.

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.