

Application address Land North Barton Road, Barlestone.	Planning ref. 24/01006/DISCON
	Our ref. 2024/1006/04/FDis27,29/R3
Description Application to discharge conditions 8 (Levels) ,9 (Building for Healthy Life), 10 (External lighting), 22 (Highway Drainage), 27 (Surface Water Drainage), 29 (Long Term Maintenance of Surface Water Drainage) attached to planning permission 21/00096/OUT	Consultation date 31/10/2025
	Response date 07/10/2025
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 27 and 29 set as part of the approval of application reference 21/00096/OUT. These conditions read:

27. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local Planning Authority.

29. 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.

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.

The development approved under application reference 21/00096/OUT is for the erection of up to 55 dwellings. Since approval of the outline application, the proposals have been refined with all 55 dwellings occupying a smaller footprint branded 'Phase 1'.

Further to the LLFA's previous response, the applicant has submitted further detail to the LPA. On review of the submitted detail, the LLFA would take this opportunity to reiterate our previous response, as below.

The LLFA advises the Local Planning Authority (LPA) that the application documents as submitted are sufficient for the LLFA to support the discharge of conditions 27 & 29.

Please note that the LLFA has not reviewed details relating to Condition 22. Please ensure Leicestershire County Council Highways are consulted on matters relating to this condition.

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.