

Application address Land West of Workhouse Lane Burbage Leicestershire	Planning ref. 26/00113/REM
	Our ref. 2026/0113/04/RM/R2
Description Application for the approval of Reserved matters (Layout, Scale, Appearance, Landscaping) of outline planning permission 20/01012/OUT for residential development of up to 40 dwellings	Consultation date 06/08/2026
	Response date 21/08/2026
Planning officer Alex Jelley	Reviewing officer Harvey Speed
Application type Reserved Matters	Extension requested ☐
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

Leicestershire County Council as the Lead Local Flood Authority (LLFA) has been reconsulted on this reserved matters application relating to a residential development of up to 40 dwellings. The LLFA requested the submission of further information in its latest response of 14th May 2026, as summarised below:

- Confirmation on whether the spring is a formed channel and if a headwall will be constructed
- Information demonstrating compliance with Standard 2 of the National Standards for Sustainable Drainage Systems (SuDS).

The applicant has submitted a revised preliminary drainage strategy which shows surface water will be managed using a combination of permeable paving and a piped network to a swale and attenuation basin. The attenuation basin is then shown to discharge to an existing spring via a new headwall.

The LLFA's previous comments have not been fully responded to and therefore additional information is still required, as detailed below:

- Confirmation as to whether the existing spring sits within a formed channel, or whether it is a wet area where water emerges from the ground. Please provide more clarity around this point to provide assurance that the point of outfall is appropriate.
- Further information demonstrating compliance with Standard 2 of the National Standards for Sustainable Drainage Systems (SuDS). Please provide the ratio of impermeable surfacing to the bed area of the attenuation basin and swale combined. The standards require this ratio to be no greater than 5:1. The applicant may wish to consider measures such as additional swales, filter drains or alternatively rainwater harvesting or attenuating water butts to reduce the contributing impermeable area (refer to Section 2.7 of the standards).

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 information on further information on the existing spring and the application's compliance with the National Standards for Sustainable Drainage Systems (SuDS) is required.

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.