

Application address Land West of Workhouse Lane Burbage Leicestershire	Planning ref. 26/00113/REM
	Our ref. 2026/0113/04/RM
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 13/02/2026
	Response date 05/03/2026
Planning officer Alex Jelley	Reviewing officer Danielle Degville
Application type Reserved Matters	Extension requested 
No concerns 	Further consultation required 

Lead Local Flood Authority Key Observations

Information for the drainage on site has now been submitted. Whilst the LLFA is aware that this reserved matters does not cover drainage in detail, the drainage required on site can affect site layout and therefore this information needs to be addressed at this stage.

It is not clear from the drainage plans where the outfall on site is proposed. It appears from the submitted documents that the drainage will outfall to the spring on site. The LLFA want to understand whether this spring is in a formed channel and if a headwall will be constructed.

- **Please refer to Drawing 25110-C002-P6 PRELIMINARY DRAINAGE-SHEET 1 OF 2 showing the proposed new headwall to discharge to the shallow channel at the spring.**

Whilst some driveways include permeable paving and there is an attenuation basin the drainage strategy does not meet the requirements on Standard 2 of the National Standards for SuDS (NSS). The permeable paving areas are suitable for the area they cover; however, the pond base area is not large enough to provide interception for the remaining impermeable area on site (1:5 ratio for area to pond base). Therefore, the developer will need to consider adding in further permeable paving, or other interception features, such as infiltration trenches or swales (please see the NSS for details on using swales as it relies on gradient etc.). It should be made clear how interception is provided for all impermeable areas on site.

- **This development site has outline planning approval dating back to 2020 including an existing approved flood risk assessment & drainage strategy associated with that approval. The National standards for SuDS were only introduced in July 2025 and therefore the site layout was obviously not designed to accommodate the current more onerous guidance.**
- **The FRA approved at planning lists various SuDS features that could be considered at detailed design. In accordance with the recommendations, we have incorporated permeable paving, swale and detention basin.**
- **Following further discussions with the LLFA the swale has been added and also a stilling basin type arrangement has also been incorporated into the detention basin.**

- **The CIRIA Simple index approach calculations for the proposed development confirm that suitable mitigation measures have been provided.**

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 drainage plans and SuDS is required, to a sufficient detail to support the proposed layout, landscaping and surface finishing.

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.