

Application address Land South of Sacheverell Way Groby Leicestershire		Planning ref. 25/01213/OUT	
		Our ref. 2025/1213/04/F/R2	
Description Outline planning application for a residential development of up to 180 dwellings, alongside associated access via two junctions from Sacheverell Way, green and blue infrastructure (including drainage, landscaping and public open space), ancillary infrastructure, and enabling ground remodelling (All matters reserved except access)		Consultation date 30/07/2026	
		Response date 20/08/2026	
Planning officer Ashleigh Gade		Reviewing officer Alisha Baskcomb	
Application type Outline		Extension requested ☐	
Refer to standing advice ☐	Conditions ☐	Further consultation required ☒	Concerns ☐

Consultation checklist

No.	Description	Check
1	Location plan	☒
2	Proposed layout plan	☒
3	Evidence that the site can be drained	☒
4	Topographic and ground investigation details	☒
5	The total impermeable area pre and post development	☐
6	All potential flood risk sources have been identified and assessed	☒
7	Existing and proposed peak discharge rates	☐
8	Consideration of sustainable drainage systems	☐
9	Attenuation volume calculations	☐
10	Consideration of the maintenance and management of all drainage elements	☒

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 10.55ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to high risk of surface water flooding. The proposals seek to discharge at 43.68l/s via swales and an attenuation basin to on-site watercourse. There are no existing flood risk concerns within the immediate downstream catchment.

The discharge rate provided is unacceptable to the LLFA. As per the National Standards for SuDS, the greenfield runoff rate should be based off the areas which could potentially drain to the proposed surface water drainage system. Evidence will need to be provided in support, if it is proposed the whole site area could drain to the proposed surface water drainage system rather than the impermeable areas which will formally connect to the surface water drainage system.

The drainage calculations will need updating to reflect any change in discharge rate. The calculations will need to include a climate change allowance of 40% in the 1 in 100 year event and 10% allowance for urban creep.

The submitted modelling requires review by an independent third party or the Environment Agency.

The LLFA culvert policy is clear that culverts should be opened wherever possible. This is supported by the updated NPPF update (August 2026) stating proposals should remove existing culverts and re-naturalise existing river channels. Thorough evidence detailing the reasons why the existing culvert cannot be opened is required.

The LLFA would expect any surface water drainage proposal to seek to infiltrate unless demonstrated to be unfeasible. Should this not be appropriate, the LLFA would expect runoff from site to be discharge to the next most appropriate receptor at the greenfield QBAR rate in line with the recently released National Standards for SuDS. The first 5mm of rainfall should also be retained on-site in line with the new standard.

To further mitigate the impact of the additional volume of water discharging from the site, the LLFA expects extensive SuDS, including source control SuDS such as pervious paving, swales, rain gardens etc. The use of these source control SuDS can greatly reduce the volume of water leaving the site which providing additional multifunctional benefits.

Notwithstanding any surface water drainage details submitted under this application, as the proposals are for outline permission, no specific drainage elements are fixed at this stage. As such, the LLFA would require that later reserved matters and detailed design fully comply with the new National Standards for SuDS and to any other amended local or national policy/guidance relevant at the time of submission of those details. This includes (but is not limited to) a re-assessment of discharge rates, contributing areas, attenuation scale and the retention of the first 5mm of rainfall on-site. Any departure from the standard should be fully substantiated and agreed with the LLFA.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (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:

- Reduction to discharge rate and supporting calculations updated to suit
- Review of modelling by third party or EA
- Amendments to proposal in order to meet updated NPPF

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.

This consent does not consider local watercourse bylaws. It is the responsibility of the applicant to check if the local borough or district council has their own bylaws which the proposals will also need to consider.

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.

4. Standing Advice – Overland flow routes

Overland flow routes as shown on the 'extent of flooding from surface water' maps should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure.

5. Standing Advice – Ditches

Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.

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 Growth, Environment and Transport.