

Application address Peggs Close Earl Shilton Leicestershire		Planning ref. 25/01169/FUL	
		Our ref. 2025/1169/04/F/R1	
Description Erection of 10 houses and 8 flats with parking and landscaping		Consultation date 06/08/2026	
		Response date 20/08/2026	
Planning officer Ashleigh Gade		Reviewing officer Alisha Baskcomb	
Application type Full		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 0.46ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding. The proposals seek to discharge at 2.2 l/s via pervious paving and a dry detention basin to a surface water sewer.

The LLFA note the amendment to the proposals from 15 houses and 6 flats to 10 houses and 8 flats. The LLFA also notes the reduction in discharge rate to QBar from 5 l/s to 2.2 l/s. The drainage calculations demonstrate the surface water drainage strategy proposed has a discharge rate of 1.8 l/s.

A topographical survey of the site is mentioned in the Drainage Strategy, however a copy of this has not been supplied, please submit.

The proposed attenuation tank remains situated partially underneath private driveways. All attenuation on site should not be located under land within private ownership, as this can lead to access issues for maintenance requirements. Storage on site needs moving to areas of open space, within publicly accessible land. The proposed use of a tanked sub-base to the parking areas to provide storage is not acceptable to the LLFA, due to maintenance responsibility being prospective homeowners.

In addition, the applicant has not demonstrated compliance with the National SuDS Standards and the updated National Planning Policy framework, requiring the management of the first 5mm of any rainfall event within the development, prioritising the infiltration of this volume of rainfall. No source control SuDS have been proposed for use on site. The NSS requires the retention of the first 5mm of rainfall on-site, and NPPF pushes for SuDS on all major applications. Therefore, features such as permeable paving, rain gardens, tree pits, swales, etc. must be provided on site. These SuDS can slow flows off the site as well as reducing the total volume leaving the site. As this is a full approval this information needs to be included at this stage in order for any approval to fix the layout. Any departure from the NSS should be substantiated in full.

As per NSS, urban creep (Standard 3, paragraph 3.33) should be applied to ensure robustness of the proposals for the lifetime of the development.

The drainage is proposing to connect to the adjacent STW sewer systems. There does not appear to be approval in principle from STW for these connections. The LLFA require evidence from STW that the connections are acceptable at the proposed rates (QBAR).

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:

- Provide topographical plan
- Attenuation on-site in land within public access
- Full use of source control SuDS on site
- Approval to connect from STW

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.

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.