

Application address Land East of the Common Barwell Leicestershire	Planning ref. 26/00187/REM
	Our ref. 2026/0187/04/RM
Description Approval of reserved matters for 90 dwellings (appearance, landscaping, layout and scale) of outline planning permission 23/01229/OUT for residential development of up to 95 dwellings	Consultation date 10/03/2026
	Response date 31/03/2026
Planning officer Joseph Fleetwood	Reviewing officer Michael Warner
Application type Reserved Matters	Extension requested ☐
No concerns ☐	Further consultation required ☒

Lead Local Flood Authority Key Observations

While reserved matters applications do not seek to specifically address the details of surface water drainage, SuDS placement, scale, quantality, surface finishes etc. do impact on the layout being sought for approval.

The ownership of ditch located on the south-western boundary of the site was subject to confirmation at the time of outline approval (23/01229/OUT). The applicant should confirm ownership here. Where this is within land under developer control, the proposals should be amended to connect surface water flows to this point (or a proportion of flows where gravity allows), unless it is adequately demonstrated to be undesirable.

Severn Trent Water (STW) advised at the time of the outline application that a connection to the 225mm or 525mm surface water sewers through The Common would be suitable, however no confirmation of peak discharge rate was provided by them. The applicant should provide recent correspondence that confirms the proposed surface water peak discharge rate of 18.9l/s is acceptable to STW. The LLFA request that STW also advise a preferred connection location, where risk of flooding is minimised.

It is noted there is an unattenuated section of highway at the site entrance. The peak discharge rate from this area should be reduced as much as reasonably practicable though the use of localised SuDS or oversized sewers, before being discharge from the site.

No pervious paving appears to have been included within the proposals, which were included within the outline approval. Since the outline approval, policy and guidance has placed additional importance on the need to utilise source control SuDS in order to minimise the increase in discharge volume leaving the site. The LLFA would expect extensive source control SuDS such as pervious paving, rain gardens, tree pits and swales to be utilised. Drawing HA955/004/01 shows surface treatment. Areas denoted as 'tarmacadam base and black wearing course' falling outside of adoptable highway extents (and possibly areas of 'Marshall Brindle Block Paving') could be reasonably changed to pervious paving.

There is an area of surface water flood risk in the south of the development where properties are proposed. The construction of the highway at this location could bund water from flowing south, posing an increased risk to properties in this area. The LLFA request finished floor levels be raised here to ensure that overtopping of the highway would occur with sufficient freeboard to floor levels.

The LLFA request the Sustainability Statement be updated to include the need for water butts within gardens. This can reduce the total volume of run-off, especially during the summer months, while providing a reduction of potable water use.

It is unclear if any existing surface water ditches will be removed as part of the proposed layout. The locations of any ditches within the site, and any associated culverts should be highlighted on a plan. Note that LCC has a culverting policy which seek to minimise the length of culverting when required. Any existing ditches should be retained within the proposals unless they are clearly demonstrated to be unnecessary.

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, the following information is required:

- Confirmation in relation to the existing ditch to the south and its suitability as a surface water receptor
- Confirmation from STW that the proposed discharge rate can be accommodated within their surface water sewers
- Details relating to the highway access drainage arrangement
- Additional consideration of source control SuDS
- Consideration of FFLs around the southern properties at potential increased surface water flood risk
- Consideration given to the inclusion of rainwater butts within the Sustainability Statement
- Details of any existing surface water features on-site (if any) and how these are integrated into the proposed layout

Notes:

- Note that this response does not consider the area denoted as 'self build homes' in the north, which will require separate approval.
- 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.