

Application address MP Engineering UK Ltd, 2 Maizefield, Hinckley, Leicestershire, LE10 1YF	Planning ref. 25/00272/CONDIT
	Our ref. 2025/0272/04/F
Description Variation of condition 2 and 4 of planning permission 22/00036/FUL. Amendment to design and scale of industrial building.	Consultation date 01/04/2025
	Response date 24/04/2025
Planning officer Ashleigh Gade	Reviewing officer Jack Dale
Application type Variation	Extension requested ☐
No concerns ☐	No comment ☒

Lead Local Flood Authority Key Observations

This application seeks to vary Conditions 2 & 4 set as part of the approval of application reference 22/00036/FUL. Neither of these conditions relate to surface water drainage and the LLFA did not request any conditions against this minor application.

Note: Where new conditions are required to replace those recommended at full, the same conditions should be applied.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the full application 22/00036/FUL is considered minor and does not meet the LLFA's requirements for a bespoke response. As such, the LLFA has **no comment** to make on application 25/00272/CONDIT.

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.