

Application address Land East of Horspool Grange, Stanton under Bardon		Planning ref.	26/00423/OUT
		Our ref.	2026/0423/04/F/R2
Description Outline planning application for a development of up to 10,500sqm of employment floorspace (use class B2/B8) (all matters reserved except access)		Consultation date	16/09/2026
		Response date	25/09/2026
Planning officer Ashleigh Gade		Reviewing officer	Harvey Speed
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 4.1ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding. The proposals seek to restrict surface water discharge to the 1 in 2 year greenfield return period via rainwater harvesting systems, permeable paving, attenuation tanks and 3 attenuation basins to the on-site watercourse.

The LLFA was previously consulted on this application and requested the submission of additional information in its response dated 25th August 2026, as summarised below:

- Revised surface water runoff rate to the eastern catchment which is based on the current greenfield runoff rate of the eastern catchment only.
- Conceptual plan / calculations showing that the ratio requirements of Standard 2 of the National Standards for SuDS can be achieved at Reserved Matters stage.

In response to the LLFA's previous comments, a revised technical note has been produced on behalf of the applicant by ADC Infrastructure (reference ADC3968-RP-H).

Revised surface water runoff rate

The proposed surface water runoff rate has been reduced to reflect the existing eastern catchment only, so any catchment transfer is not considered as part of the greenfield runoff rate calculations. The proposed runoff rate is now 13.1l/s and is based on the 50% annual probability greenfield rate (1 in 2 year) and an impermeable area of 2.228ha.

Standard 2 of the National Standards for Sustainable Drainage Systems (SuDS)

A revised SuDS strategy has been submitted within Appendix E which conceptually meets the requirements of the Standard 2 of the National Standards for Sustainable Drainage Systems (SuDS). Subject to infiltration testing confirming infiltration rates are less than 1×10^{-6} m/s, the applicant proposes rainwater harvesting for all industrial units, 8022m² of permeable paving, 4 attenuation tanks and 4 attenuation basins.

The previous technical note identified constraints over the use of permeable paving due to shear stresses generated by turning HGVs. The LLFA advises that permeable paving should not be placed in areas with long term reliability concerns. It should be noted that within Standard 2 is it allowable for permeable paving to drain an equivalent impermeable area to achieve compliance for that impermeable area. This approach may allow the applicant to deliver a more robust compliant solution.

While noted that the application is for outline approval, please ensure all basins are online. Where basins are required which are offline and rely on surcharging of the system to fill (due to site constraints and on approval from the LLFA), they should not be counted against the 5mm interception requirements.

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 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 proposals are considered acceptable to the LLFA and we advise the following planning conditions be attached to any permission granted.

Advised Conditions

1. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by the Local

Planning Authority. The development must be carried out in accordance with these approved details and completed prior to first occupation.

Reason: To prevent flooding by ensuring the satisfactory storage and disposal of surface water from the site.

2. No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to, and approved in writing by the Local Planning Authority. The construction of the development must be carried out in accordance with these approved details.

Reason: To prevent an increase in flood risk, maintain the existing surface water runoff quality, and to prevent damage to the final surface water management systems through the entire development construction phase.

3. No occupation of the development approved by this planning permission shall take place until such time as details in relation to the long-term maintenance of the surface water drainage system within the development have been submitted to and approved in writing by the Local Planning Authority. The surface water drainage system shall then be maintained in accordance with these approved details in perpetuity.

Reason: To establish a suitable maintenance regime that may be monitored over time; that will ensure the long-term performance, both in terms of flood risk and water quality, of the surface water drainage system (including sustainable drainage systems) within the proposed development.

4. Prior to approval of the first Reserved Matters application, results of infiltration testing (or suitable evidence to preclude testing) used to inform the selection of Sustainable Drainage System (SuDS) types and scale in order to comply with NPPF Policy F8 (part 2a), shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To demonstrate that the site is suitable (or otherwise) for the use of infiltration techniques as part of the drainage strategy.

Respective Condition Notes

1. The scheme shall include the utilisation of holding sustainable drainage techniques with the incorporation of sufficient treatment trains to maintain or improve the existing water quality; the limitation of surface water run-off to equivalent greenfield rates; the ability to accommodate surface water run-off on-site up to the critical 1 in 100 year return period event plus an appropriate allowance for climate change, based upon the submission of drainage calculations.

Full details for the drainage proposal should be supplied including, but not limited to; construction details, cross sections, long sections, headwall details, pipe protection details (e.g. trash screens), and full modelled scenarios for event durations up to the 24 hour (or longer where required) for the 1 in 1 year, 1 in 30 year and 1 in 100 year plus climate change return periods with results ideally showing critical details only for each return period.

2. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatment, controls, maintenance and protection. Details regarding the protection of any proposed infiltration areas should also be provided.
 3. Details of the surface water Maintenance Plan should include for routine maintenance, remedial actions and monitoring of the separate elements of the surface water drainage system that will not be adopted by a third party and will remain outside of individual property ownership. For commercial properties (where relevant), this should also include procedures that must be implemented in the event of pollution incidents.
 4. Infiltration testing should be undertaken in accordance with BRE Digest 365 Soakaway Design. These results are required to inform calculations demonstrating National Standards for SuDS compliance. Where infiltration is deemed viable, proposed infiltration structures must be designed in accordance with CIRIA C753 “The SuDS Manual” or any superseding version of this guidance.
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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 the Growth, Environment and Transport Department.