

Application address Land East of Horspool Grange, Stanton under Bardon		Planning ref.	26/00423/OUT
		Our ref.	2026/0423/04/F/R1
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	04/08/2026
		Response date	25/08/2026
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 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 11th June 2026, as summarised below:

- Existing topography and drainage

- SuDS basin location in the north
- Use of open space around the detention basins
- Permeable paving
- Drainage west of the site

In response to the LLFA's previous comments, a technical note has been produced on behalf of the applicant by ADC Infrastructure (reference ADC39682-RP-D). The LLFA's comments are below.

Comment 1 - Existing topography and drainage – Catchment transfer

The technical note has provided some initial site walkover findings that suggest there is no outfall to the ditch on the western boundary, despite the field draining in this direction. It is therefore concluded that the western ditch is not a viable outfall. The LLFA notes this conclusion. To ensure the proposed catchment transfer does not increase flood risk to the eastern catchment, surface water runoff rates should be limited to the 1 in 2-year greenfield rate of the eastern catchment only (i.e. the area to be transferred from the western catchment should not be factored into greenfield runoff calculations).

Evidence of downstream connectivity of the eastern catchment has been provided.

Comment 2 - SuDS basin location in the north

The existing ground levels and outline nature of the application are noted and this comment is addressed.

Comments 3, 4, 5 – SuDS and National Standards for Sustainable Drainage Systems

The LLFA notes the outline strategy relating to the types of SuDS which could be utilised on this development including the constraints which prevent the use of some SuDS features.

With permeable paving likely to face significant constraints there will be more impermeable areas on the site. There remain uncertainties over the ability of this application site to comply with Standard 2 of the National Standards for Sustainable Drainage Systems (SuDS) at Reserved Matters stage. This will be compounded by the additional storage requirements which will be required following the LLFA's response to Comment 1 (catchment transfer of surface water).

Whilst the LLFA recognises full details of the drainage proposals can be conditioned, the applicant should provide greater assurance over the deliverability of a policy compliant drainage scheme at Reserved Matters stage based on a reduced runoff rate and therefore greater storage volume requirements due to the catchment transfer of surface water. This should also recognise that the use of permeable paving and extensive use of attenuation basins is likely to be a significant site constraint. To satisfy the LLFA's concerns, a conceptual ratio plan or calculation which demonstrates that the site has sufficient space to comply with the 1:5 ratio within Standard 2 of the National Standards for SuDS. The applicant may wish to consider the use of rainwater harvesting for non-potable use to support the proposals.

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 application documents as submitted are insufficient for the LLFA. In order to satisfy the requirements of the LLFA, the following information should be provided:

- 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.
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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.