

Application address Land East of Horspool Grange, Stanton under Bardon		Planning ref.	26/00423/OUT
		Our ref.	2026/0423/04/F
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	14/05/2026
		Response date	11/06/2026
Planning officer	Ashleigh Gade	Reviewing officer	Danielle Degville
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 discharge at 1 in 2 year greenfield return period via attenuation tanks and 3 attenuation basins to the on-site watercourse.

Given the topography part of the site currently drains to the west. The proposed drainage strategy currently looks to discharge all water post development to a watercourse south east of the site. As the water from the western site catchment does not currently drain in this direction this would involve catchment transfer of surface water. The LLFA request an existing drainage plan including

all drainage features for the pre-development site, overland flow routing and off-site relevant receptors (including downstream connectivity) to understand where the water currently drains to. The developer should look to discharge water in a way to mimic the current drainage regime on site. Full consideration of draining the sites water to its current flow path needs to be completed. The developer needs to demonstrate fully that an outfall to the west for that sub catchment is not possible, and only then can alternative outfalls be considered for the site, if demonstrated to not increase offsite flood risk.

The current drainage regime has a pond located at the top of the development. It is unclear how this pond will take water from the development when it is uphill from the area it is looking to drain.

The strategy includes the use of attenuation tanks and ponds on site. There seems to be space around several of the ponds to increase pond size. Therefore, the LLFA would request that the ponds are increased in size to reduce the size of the tanks required on site. Ponds would be the method of storage preferred by the LLFA.

Some permeable paving has been included on site, but it should be confirmed why further permeable paving has not been included.

The drainage on the western side of the site currently uses pipework underneath greenspace. These pipes should be changed to be swales where possible. This will also help with meeting Standard 2 of the National Standards for SuDS (NSS).

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 to provide a substantive response at this stage. In order to provide a substantive response, the information requested above needs to be submitted.

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.