

Application address All Cars Repaired 2 - 4 Queens Road Hinckley Leicestershire LE10 1EF		Planning ref.	26/00031/FUL
		Our ref.	2026/0031/04/F
Description Demolition of existing garage and erection of 14 self contained flats with ancillary car parking and landscaping		Consultation date	22/01/2026
		Response date	17/02/2026
Planning officer	Faizal Jasat	Reviewing officer	Danielle Degville
Application type	Full	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 brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding.

No information regarding a sustainable drainage strategy has been provided for the site. The LLFA require the following information:

- A detailed surface water drainage strategy including information on impermeable areas pre and post development, existing and proposed peak discharge rates (QBAR greenfield run off rates are required post development, see advice note 4 below),

consideration of sustainable drainage systems, attenuation volume calculations including climate change allowance of 40% and location of such attenuation features. Information regarding a viable outfall under developer control or with prior approval from STW is also required

- Topographical and ground investigation details
- Consideration of maintenance requirements and access for the SuDS proposed on site

The LLFA would expect any surface water drainage proposal to seek to infiltrate unless demonstrated to be unfeasible. Should this not be appropriate, the LLFA would expect runoff from site to be discharge to the next most appropriate receptor at the greenfield QBAR discharge rate in line with the National Standards for SuDS (NSS).

Source control SuDS provide many benefits including reduction in run-off volume, treatment, amenity benefits and assisting with BNG requirements. The NSS requires the retention of the first 5mm of rainfall on-site, and NPPF pushes for SuDS on all major applications. Therefore, features such as permeable paving, rain gardens, tree pits, swales etc. must be provided on all sites where practicable.

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 is required.

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 Environment and Transport.