

Application address Land South of Lindley Wood, Fenn Lanes, Fenny Drayton, Leicestershire		Planning ref. 25/01229/FUL	
		Our ref. 2025/1229/04/F/R1	
Description Proposed change of use from residential (Class C3) to a self-storage facility (Sui generis). To include 240 self-storage containers and caravan self-storage; removal of one set of entrance gates and replacement of other entrance gates; provision of soft landscaping and sustainable drainage infrastructure		Consultation date 27/03/2026	
		Response date 09/04/2026	
Planning officer Christine Zacharia		Reviewing officer Danielle Degville	
Application type Change of Use		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 3.24ha brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to high risk of surface water flooding. The proposals seek to discharge at 87.8 l/s via a dry swale to the downstream drainage network in the existing sewer.

The Sustainable Drainage Options Appraisal & Strategy has been updated dated March 2026. It has updated the runoff rate for this site as previously requested by the LLFA. Some points previously made have still not been addressed, and other further information is required as set out below.

No information has been provided on how the current site drains other than a point noting an outfall from the site. It is not clear how the large area of impermeable area is drained, what connections are on site and how the drainage connects to the existing outfall. It is unclear how, if current drainage on site is unknown, the existing drainage will connect to the newly built swale.

There is no information about the onward connectivity of the outfall. The LLFA needs to see information to ensure onward connectivity of the existing outfall.

No detailed calculations for the swale have been provided. A storage estimate for required volume for UK SuDS tool has been submitted. But it is not clear that the swale will be large enough on site to accommodate this.

It appears from the plans provided that new pipework needs to be constructed to connect to the existing outfall. This new pipework is outside of the redline and blue line boundary. The LLFA needs to see permission from the landowner/asset owner for approval to construct this pipework and connect to the outfall.

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 following information is required:

- Existing drainage plan for the site, including all connections on site to the outfall
- Proof of onward connectivity to the wider network of the proposed point of discharge
- Calculations to show that the swale on site is large enough to accommodate the required volumes
- Approval from 3rd party to construct new pipework and connect to proposed point of discharge

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.