

Application address Cliffe Hill Farm, Little Shaw Lane, Markfield LE67 9PP		Planning ref. 25/00931/FUL	
		Our ref. 2025/0931/04/F	
Description Development of a logistics park for storage and distribution (Class B8), general industry (Class B2), ancillary office space (Class E) and associated infrastructure.		Consultation date 13/10/2025	
		Response date 03/11/2025	
Planning officer Emma Baumer		Reviewing officer Rob Ryan-Matthews	
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 28.2 ha. greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding, with areas of medium and high surface water flood risk located within the site, associated with the existing watercourse network within the site. The proposals seek to discharge surface water at a rate not exceeding 30.1 l/s via a series of on-site ponds prior to discharging to the on-site watercourse. The proposed discharge rate, to be maintained up to the 1 in 100-year event (with suitable allowances for climate change).

No source control SuDS has been proposed. The proposals will introduce significant hard standing areas which will generate an increase in run-off volume. Source control SuDS such as pervious paving in parking areas/accesses, tree pits, rain gardens, swales etc. can help to mitigate this through promotion of infiltration to the ground (even in low permeability areas). Additionally, source control SuDS can assist in slowing flows, additional treatment and in some case, provide amenity benefits.

The existing drainage regime for the site is unclear. It is important to ensure that the proposed receptor will not see an increase in run-off and that catchment transfer isn't being proposed.

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:

- Options for source control SUDS to be investigate and implemented where practicable
- An existing catchment plan showing site contours, overland flow routing directions, surface water drainage features on-site, receptors, routing of receptors off-site, flow direction of ditches and pipes, culvert and their sizes etc.

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.

Delete all of the following grey text unless there is a specific need to retain specific points:

4. Standing Advice – Minor works

If a proposed building/wall or other construction appears to sit astride an indicated surface water flow route, the new build may deflect floodwater onto another person's property or raise flood levels by a significant amount locally. In these circumstances, the planning officer should contact the County Council to discuss whether consultation is necessary in that particular case.

5. Standing Advice – Ground floor levels

For developments in Flood Zone 2 or in 1:100 year Updated Flood Map for Surface Water outline, ground floor levels to be set at a minimum of whichever is higher;

- 300mm above the general ground level of the site OR
- 600mm above the Flood Zone 2 water level.
- Basement rooms to have unimpeded access internally to an upper level

In order to deliver safe development we advise that single storey buildings or ground floor subdivisions with no access to higher floors, should have access to a refuge set above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change.

6. Standing Advice – Greenfield Development Runoff

For greenfield sites, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event should never exceed the peak greenfield runoff rate for the same event.

The runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should not exceed the greenfield runoff volume for the same event. Where an increase in discharge volume is unavoidable, the proposals should discharge at QBar or provide alternative mitigation in line with CIRIA C753.

7. Standing Advice – Brownfield Development Runoff

For brownfield sites, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must seek to discharge at greenfield runoff rate from the development for the same rainfall event. Where this is clearly demonstrated to not be reasonably practicable, discharge should be restricted as close to greenfield rates as reasonably practicable, but should never exceed the rate of discharge from the site prior to redevelopment.

The runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should not exceed the runoff volume from the development site prior to redevelopment for that event. Where an increase in discharge volume is unavoidable, the proposals should discharge at QBar or provide alternative mitigation in line with CIRIA C753.

8. Standing Advice – Drainage and waste disposal

Where a drainage or waste disposal system is to be constructed or altered that is not proposed to be adopted by either the WASC (Water and Sewerage Company) or the County Council as highway authority then the system should be constructed in accordance with Part H of Building Regulations 2010.

9. Standing Advice – Overland flow routes

Overland flow routes as shown on the 'extent of flooding from surface water' maps should be considered such that buildings are not placed directly at risk of surface water flooding. Such flow routes should be utilised for roads and green infrastructure.

10. Standing Advice – Ditches

Where a drainage ditch adjoins or flows through a development, provision should be made such that the ditch can be made throughout the life of the development. The ownership and responsibility for maintenance of the ditch should also be clearly identified and conveyed to the relevant parties.

11. Standing Advice – External surfaces

To prevent an increase in the discharge rate or volume due to development of external surfaces, permeable surface material should be utilised where possible, without an impermeable lining unless required to prevent mobilisation of contaminants or groundwater flooding.

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.