

Application address Wiggs Farm Wood Road Nailstone Coalville Leicestershire		Planning ref. 25/00523/FUL	
		Our ref. 2025/0523/04/F	
Description The erection of a B8 distribution hub with ancillary offices, quality control office and canopy, maintenance units, and gatehouse, and associated infrastructure and landscaping		Consultation date 05/06/2025	
		Response date 26/06/2025	
Planning officer Matt Jedruch		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 12.6ha greenfield 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 54.9 l/s via pervious paving, cellular attenuation tanks and an attenuation pond to the pond on nearby land.

The Proposed Drainage Layout (all sheets) shows a note at the top suggesting a 2.00m deep attenuation basin. However, there doesn't seem to be a basin indicated on the plan at the top end of the site. Please provide further information about this pond.

The attenuation pond shown at the bottom of the site is in a fairly tight space. The LLFA request a plan layout of the pond, to provide further information on the full footprint of the pond, and that the levels required are viable within the space constraints. Information regarding maintenance access of the pond should also be provided. It should be noted that a 300mm freeboard is required on all ponds.

The MicroDrainage calculations suggest 7 cellular storage tanks in the network however the drainage layout only shows 5 tanks. This discrepancy needs to be clarified.

The point of discharge for the site is the pond within neighbouring land. No information has been provided on whether the developer has permission to discharge into this pond from the landowner. There has also been no information provided on the capacity of this pond and its downstream connectivity. This information is required to ensure that this point of discharge is suitable.

The Drainage Strategy section 4.3 suggest a watercourse to the south of the site, the LLFA is unsure where this watercourse is located as there doesn't appear to be a watercourse bounding the site.

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:

- Updated proposed drainage layout correcting the location of the attenuation pond note at the top of the site
- Plan layout of the southern attenuation basin, confirming levels required, full footprint of the pond and maintenance access
- Clarification on number of cellular tanks on site, and updated calculations or plan if required
- Confirmation of approval to discharge into the nearby pond, and information regarding the pond capacity and downstream connectivity
- Confirmation of location of the southern boundary watercourse

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.