

Application address E M E B Sports And Social Club Nutts Lane Hinckley Leicestershire LE10 0NT		Planning ref. 25/01192/FUL	
		Our ref. 2025/1192/04/F	
Description Erection of an industrial / logistics unit within flexible B2 / B8 Use Class (General Industrial / Storage and Distribution) with associated landscaping, yard, parking, access and other supporting infrastructure.		Consultation date 22/12/2025	
		Response date 14/01/2026	
Planning officer Laura Ashton		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 2ha 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 8.2 l/s via an attenuation tank to the nearby ditchcourse.

Whilst the majority of the submitted information is acceptable to the LLFA there are a few points that still require clarification.

The drainage strategy suggests a tanked drainage system holding the 1 in 30 + 40% climate change event and surcharging within the hard paving areas to hold the 1 in 100 year plus 40% event. This is an acceptable arrangement however the area to surcharge for the 1 in 100 yr + 40% event is not marked on the drainage plan. The drainage system cannot flood for a 1 in 30 + 40% event, and the 1 in 10 + 40% event must be safely routed and stored on-site. The LLFA needs to see that the hard paving area is at an appropriate level and size to hold the volume of water required and where this water is being held on site.

The runoff rate of 8.2l/s is acceptable to the LLFA however the hydrobrake is not marked on the drainage plan.

The drainage is looking to discharge to the ditchcourse to the north of the site. This ditchcourse is not mapped and therefore the LLFA need to see the survey information showing this watercourse. The survey for the downstream extent of the ditchcourse has been submitted but it is unclear how the ditch surrounding the site reaches the area of surveyed watercourse.

It is unclear if the watercourse near the northern site boundary where the point of discharge is proposed, is within land owned by the developer. If this is not developer owned land then the LLFA need to see 3rd party landowner approval to connect to the watercourse in question. Alternatively, a connection should be made within land under developer control.

The developer should ensure that any watercourses along site boundaries have a clear strip for maintenance marked on plans.

The topographic survey for the site needs to be submitted for review.

No source control SuDS have been proposed for use on site. The National Standards for SuDS (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, etc. must be provided on site. As this is a full application this information needs to be included at this stage in order for any approval to fix the layout. Any departure from the NSS should be substantiated in full 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 following information is required:

- Drainage strategy identifying the location of 1 in 100 year + 40% storage area
- Drainage strategy updated to show location of the hydrobrake
- Information indicating the ditchcourse around the site and how it is connected to the wider network
- Confirmation that the point of discharge is within land under developer control, or 3rd party approval for connection
- Maintenance access strips clearly marked on drainage plans for any ditchcourses
- Topographical survey for the site

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.

4. 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.

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.