

Application address Cadent Brick Kiln Street, Hinckley.		Planning ref.	24/00610/OUT
		Our ref.	2024/0610/04/F/R1
Description Outline planning application for the provision of up to 195 dwellings including affordable housing, landscaping, drainage, and associated infrastructure (All matters reserved except for access).		Consultation date	10/10/2024
		Response date	31/10/2024
Planning officer	Sullivan Archer	Reviewing officer	Jess Nobbs
Application type	Outline	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 6ha brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding. The proposals appear to seek a staged discharge with a 50% reduction in discharge rates. The submission is unclear in relation to surface water discharge rates and the lack of a drainage strategy plan makes our review difficult. As such, this should be confirmed by the applicant; however it is advised that in line with the Non-statutory technical standards for sustainable drainage systems (March 2015), all development must discharge at greenfield rates

and volumes. Where it is not possible to limit the run-off volume to greenfield rates (as is likely the case in this instance), the development should discharge at a rate which seeks to mitigate this. This is typically QBar. Where it is not practicable to meet these requirements, the applicant must demonstrate why and ensure discharge rates are as close as reasonably possible to greenfield QBar rates.

As per the Flood Risk Assessment & Sustainable Drainage Statement advises:

In addition to the primary attenuation structures the developer should incorporate further source control measures where viable and appropriate. The following additional source control measures should be considered.

- *Permeable Paving*
- *Bioretention Areas/Tree Pits/ Rain Gardens*
- *Roadside Swales*
- *Rainwater Recycling Butts*
- *Vortex Separators*
- *Silt/Oil Separators*

It has been confirmed that pervious paving will be utilised on driveways and minor access roads. In addition, the LLFA would encourage the applicant to consider the use of additional source control SuDS at reserved matters approval stage.

As per our previous response, and as whilst the proposals appear suitable in principle, **no surface water drainage strategy plan has been submitted**. This plan should include:

- Indicative SuDS layout including scale, level and depths
- Site level details (ideally contours) including indicative sewer runs with sufficient detail to show viability of the surface water proposals (i.e. can drain by gravity with suitable falls and cover).
- Outfall locations, with level, size and ownership details of each receptor.

Furthermore, additional correspondence with Severn Trent Water has been submitted to satisfy the LLFAs previous comments.

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:

- A surface water drainage strategy plan which includes the points noted above
- Confirmation of the proposed surface water discharge rates for each catchment (note that this must not exceed greenfield rates).

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.