

Application address Land To Rear Of Springbank, High Street, Stoke Golding, Nuneaton, Leicestershire CV13 6HF		Planning ref.	25/01004/FUL
		Our ref.	2025/1004/04/F
Description Demolition of existing dwelling and erection of 19 dwellings, formation of access and associated works.		Consultation date	31/10/2025
		Response date	21/11/2025
Planning officer	Ashleigh Gade	Reviewing officer	Rob Ryan-Matthews
Application type	Full	Extension requested	<input type="checkbox"/>
Refer to standing advice <input type="checkbox"/>	Conditions <input type="checkbox"/>	Further consultation required <input checked="" type="checkbox"/>	Concerns <input type="checkbox"/>

Consultation checklist

No.	Description	Check
1	Location plan	<input checked="" type="checkbox"/>
2	Proposed layout plan	<input type="checkbox"/>
3	Evidence that the site can be drained	<input type="checkbox"/>
4	Topographic and ground investigation details	<input type="checkbox"/>
5	The total impermeable area pre and post development	<input checked="" type="checkbox"/>
6	All potential flood risk sources have been identified and assessed	<input checked="" type="checkbox"/>
7	Existing and proposed peak discharge rates	<input checked="" type="checkbox"/>
8	Consideration of sustainable drainage systems	<input checked="" type="checkbox"/>
9	Attenuation volume calculations	<input checked="" type="checkbox"/>
10	Consideration of the maintenance and management of all drainage elements	<input type="checkbox"/>

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 0.5ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding. The proposals seek to discharge at 2l/s (a practical minimum rate) via pervious paving, a tank and an open attenuation feature, to an adopted combined sewer within the site.

It is noted that the proposals are for full planning approval which will set the layout of the site.

The applicant has completed engagement with Severn Trent Water (STW), however there appears to be an anomaly on the submitted STW plans with a surface water sewer ending in the south-east corner of the site with no apparent outfall. Furthermore, the layout of the combined system to the north appears to be incorrectly mapped. The submitted flood risk assessment suggests there may be a ditch along the east boundary, however the applicant believes that if there is a ditch, there is likely no downstream connectivity. On the basis that the STW show surface water sewers which likely connect to this ditch, it is assumed that there is downstream connectivity. The applicant must fully investigate this ditch and determine downstream connectivity prior to any support being given for a combined connection being forthcoming.

As such, there is potential for an unmapped ditch or sewer connection from the existing surface water sewer to a wider ditch network or to the combined system. If this is the case, then development as shown will be encroaching on the easement required for this asset/watercourse. Due to the upstream surface water flows and in line with LCCs culverting policy, any ditch must be retained with suitable easement provided for maintenance by the land owner.

The survey does appear to confirm the presence of a surface water outfall pipe on the east boundary, potentially to the existing ditch. There are significant areas of dense growth on-site limiting a full survey. The LLFA is concerned that additional surface water features are being obscured by this across the middle of the site, and along the east side where there is a depression which could be part of an existing pond which could be fed by a ditch or a spring. Surface water maps appear to support this assumption.

The proposed basin is located in close proximity to a proposed property. With side slopes proposed at 1 in 3, the LLFA has concerns for public safety and maintenance in this area.

As the proposals are fixing the layout and potentially seeking to connect to a combined sewer (least preferable option), infiltration testing should be undertaken. This should be to BRE Digest 365 (or similar approved). The LLFA is able to condition this, but any use of infiltration as a result of positive results may impact on the proposed layout, invalidating any approved layout. The applicant should therefore be confident that infiltration will not be viable if opting to forego testing at this stage.

Assuming a connection to the ditch is demonstrated to not be viable (on agreement with the LLFA), with the proposals connecting to a combined sewer, there is concern in relation to surcharging of the basin with combined sewage.

The applicant does not appear to have adequately quantified flood risk from groundwater or springs on site despite reference to a low risk of groundwater flooding in the FRA. The applicant should investigate the potential of there being an active spring on-site. Where such a feature is found, mitigation of this would be required.

The applicant has indicated that pervious paving will be utilised within the site as an additional form of source control SuDS.

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:

- The applicant should re-consult with STW to clarify the adopted sewer arrangement in proximity to the site and fully investigate the existing ditch on the east boundary.
 - Where a ditch is confirmed along the east boundary, the applicant must seek to use this as a surface water receptor for the site.
 - Additional survey of the site to determine any additional surface water features obscured by the dense overgrowth.
 - Assessment of groundwater/spring activity on site. Where found, appropriate mitigation provided.
 - Provide a cross section of the proposed basin and evidence that suitable space is allowed for maintenance access by the third-party contractor.
 - Details on how safety concerns around the proposed basin will be mitigated.
 - Amend layout to allow for a suitable easement to any surface water drainage assets located along the east boundary of the site.
 - Infiltration testing (this can be conditioned).
 - Where a surface water connection to the combined system is deemed necessary, surcharging of the downstream combined system needs to be considered within calculations along with a mechanism to reduce the risk of backflows into the site.
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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 – 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 – 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.

8. 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.

9. 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.