

FAO Alex Jelley
Hinckley & Bosworth Borough Council

Date: 08/10/2026
My ref: 2026/0807/04/EIA
Your ref: 26/00807/SCOPE
Contact: Alisha Baskcomb
Phone: 0116 305 0001
Email: flooding@leics.gov.uk

Dear Alex Jelley

RE: REQUEST FOR EIA SCREENING OPINION – Land at Ashby Road and Normandy Way, Hinckley, Leicestershire

Leicestershire County Council, in their role as Lead Local Flood Authority (LLFA) has been requested to provide input to the Environmental Impact Assessment (EIA) scope for this future application site. The Council advises that the LLFA is not a statutory consultee in relation to Environmental Impact Assessments and as such we recommend advice is sought from the Environment Agency (EA) in this respect.

However, any application for this site will require a Flood Risk Assessment due to the size of the site, regardless of the need for a flooding/hydrology related chapter within the EIA. The Council therefore offer the following advice:

Fluvial Flood Risk (from Ordinary Watercourses)

The Flood Map for Planning (Rivers and Sea) illustrates the flood zones, indicating the areas where land is susceptible to flooding from fluvial processes. The site sits within flood zone 1. Land in flood zone 1 has less than 0.1% (1 in 1000) annual probability of flooding from rivers or the sea.

Pluvial (Surface Water) Flood Risk

According to the EA map for Surface Water Flooding the vast majority of the site is at very low risk of surface water flooding. There are small areas at low to high risk, across the site.

Groundwater Flood Risk

It is recommended that a full and comprehensive ground investigation is carried out to understand the geology and hydrogeology on the site.

Further information about geology and groundwater can be obtained from the British Geological Survey at www.bgs.ac.uk

Further groundwater information and maps can be found at the following links:

Growth, Environment and Transport Department
Leicestershire County Council, County Hall, Glenfield. Leicestershire LE3 8RJ
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Email: etd@leics.gov.uk

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www.leicestershire.gov.uk

British Geological Survey: Groundwater science
[Groundwaterhttps://www.bgs.ac.uk/research/groundwater/home.html](https://www.bgs.ac.uk/research/groundwater/home.html)

British Geological Survey: GeoIndex Onshore
<http://mapapps2.bgs.ac.uk/geoindex/home.html>

Environment Agency: What's In Your Backyard
<http://apps.environment-agency.gov.uk/wiyby/default.aspx>

Historic Flooding

Leicestershire County Council's Infrastructure Planning (Flood Risk Management) team has multiple reported flooding incidents within the vicinity of the area highlighted in the submitted location plan. Including, internal flooding on Ashby Road, Hinckley and multiple reports of internal flooding at Hinckley Road, Barwell.

It is advised that not all instances of flooding are reported to Leicestershire County Council and as such, there may be a further history of flooding for which we have no record.

It should be noted that any development has the potential to cause or exacerbate flooding, so it is essential that all forms of flooding are taken into consideration within any flood risk assessment or planning application. Where there is insufficient information regarding any aspect of risk, the responsibility to investigate will lie with the applicant.

Proposed Surface Water Drainage

The LLFA would expect any surface water drainage proposal to seek to infiltrate unless demonstrated to be unfeasible. Such demonstration should include infiltration testing in accordance with BRE Digest 365 Soakaway Design. Should this not be appropriate, the LLFA would expect runoff from site to be discharge to the next most appropriate receptor at the greenfield QBar discharge rate in line with the National Standards for Sustainable Drainage Systems (NSS). Note that NPPF gives weight to emerging policy with much of Leicestershire's local Boroughs and Districts seeking to implement policy requiring a 20% reduction over greenfield QBar discharge rates. The applicant should ensure that all relevant surface water policy is being considered and that the more onerous elements of relevant policies are used. Any flood risk considerations and surface water proposals should be compliant with the Planning Practice Guidance (PPG) which supports the NPPF and the NSS

All proposals should seek to mimic the pre-development surface water drainage regime of the site. As such, it is important to understand the existing surface water drainage regime of the site and to clearly convey this to the LPA and LLFA. As such, in all but the most straight forward scenarios, the LLFA would expect any future application to include a plan showing the existing drainage regime for the site. This plan should include topographic details, on-site overland flow routing directions, flow routes to and from the site, existing on-site and relevant off-site surface water drainage features (such as ditches, pipes, ponds etc.), flow directions of any existing drainage features, levels of existing features, identification of sub-catchments (including their size), identification of areas at risk of flooding and details of the downstream connectivity of any identified surface water receptors.

Over the lifetime of a development, it is possible that the overall impermeable area contributing to surface water runoff within the site could significantly increase (known as

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'urban creep'). inclusion of a 10% increase in impermeable area should therefore be included where appropriate to ensure that surface water drainage designs can cope with future increases in impermeable areas. Note that the National Standards for SuDS requires attenuation to take account of all areas intercepted by the surface water proposals, including permeable surfaces (with an appropriate Cv value).

Regulation of Activities on Watercourses

If you propose to do any work on, or near to, an ordinary watercourse (including ditches) you may need consent from Leicestershire County Council, in their role as Lead Local Flood Authority (LLFA), under the Land Drainage Act 1991. Further information on the types of work/structure which require consent together with a template application form can be found on our website under the section *Regulation of activities on watercourses*: <https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/lead-local-flood-authority/regulation-of-activities-on-watercourses>

If you are unsure if your works will require ordinary watercourse land drainage consent, or to discuss the consenting process, please contact us at flooding@leics.gov.uk.

Leicestershire County Council opposes the culverting of watercourses; however, we recognise there are situations where culverting may be necessary. In these cases, open span bridges should be considered first as alternatives to culverts. Any applicants will be required to justify why a culvert is the only practicable option and provide information to show that it will not have a detrimental effect on flood risk, water quality or wildlife. The applicant should also daylight any existing culverts on-site where practicable. This position is supported by recent updated to NPPF.

Please refer to the County Council's Regulation of activities on watercourses page, at the above link, which contains the County Council's culverting policy (Section 1.3 of LCC consent application guidance document).

To safeguard access to watercourses for future maintenance, inspection, and improvement works in the future, clear margins should be provided from the top of banks. A minimum clear margin of 3m should be provided from each top of bank for watercourses less than 2 metres in width, a minimum clear margin of 4.5m should be provided for watercourses 2 metres or greater in width.

The National Planning Policy Framework (NPPF) is a key part of reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Environment Agency continue to play a key role working alongside other flood management bodies in preventing inappropriate development in flood risk areas and reducing the causes and impacts of flooding, as a statutory consultee in the planning process.

For works upon or near to watercourses, under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of a watercourse, designated a 'Main River'. Further information can be found on the Environment Agency's Website – <https://www.gov.uk/government/organisations/environment-agency>
<http://apps.environment-agency.gov.uk/wiyby/default.aspx>

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For further information relating to the catchment detailed in the above section *Historic Flooding*, please refer to the Environment Agency's *Catchment Data Explorer* at <http://environment.data.gov.uk/catchment-planning/>.

I trust the above details are useful. If you require any further advice, do not hesitate to contact the LLFA.

Kind Regards



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Flood Risk Management

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