

Application address Land at Crabtree Farm, Hinckley Road, Barwell		Planning ref.	23/01175/FUL 23/01177/FUL 23/01184/FUL 23/01186/FUL
		Our ref.	2023/1186/F/R3
Description Residential development of 51, 45, 16 and 14 dwellings (respective to planning reference in numerical order) (126 in total) with associated access, parking, LEAP and open space (revised scheme of 21/00695/FUL)		Consultation date	18/07/2024
		Response date	15/08/2024
Planning officer	Tim Hartley	Reviewing officer	Jess Nobbs
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

This response represents a combined response to 4 separate full applications which are ultimately 4 phases of the same development with reliance between them. This approach has been discussed and agreed by the Local planning Authority (LPA). The proposals are for a 4.6ha development site at Crabtree Farm for 126 dwellings. This site was originally submitted as 21/00695/FUL for 51 dwellings; these new submissions include a larger area to the west.

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding. A vein of medium to high surface water flood risk transects the site. This could indicate an on-site ordinary watercourse or surface water flow path that transects the site. It should be noted that there are some ongoing surface water issues around the development site/in the Hinckley Road area.

The surface water drainage proposals are shown together with other phases of the development covered in other planning applications. The majority of the proposals seek to discharge at 14.8 l/s via attenuation tanks and a wet attenuation pond to the on-site watercourse at the site's northern boundary and 3.5 l/s via a below ground attenuation tank for the north-east portion of the site only.

The CCTV report starts from the headwall just south of Hinckley Road (annotated of the drainage strategy as SW IL 110.53) and runs west to east adjacent to Hinckley Road. This has been completed up until a node which is buried and could not be accessed without traffic management. It is not clear from the CCTV report where the various images correlate to across the network. The drainage strategy drawing should be updated to clearly identify the locations of the network surveyed and key findings. The length of the pipe inspected is 73.75m and the report states that this is in good condition, however due to the need for traffic management to survey more of the system, the rest is unknown. The report also states that the culvert the site is proposing to connect into continues on its line alongside Hinckley Road until a point where a culvert crosses Hinckley road, which is shown on the sewer records. There is only one watercourse crossing of Hinckley Road on sewer records, which is adjacent to 2 Hinckley Road. As this section of pipework has not been surveyed, we are unsure of its condition and connection to the wider network. **Further CCTV footage and survey should be obtained to confirm the site connectivity to this crossing, to demonstrate the watercourse is a sustainable surface water outfall for the site.**

As highlighted in our previous responses, there is anecdotal evidence of a ditch running along the northern part of the site adjacent to Hinckley Road and it should be investigated if there is opportunity for the ditch to be reinstated to assist with surface water drainage in and near to the development area. The submitted information states *"There is currently an open ditch that runs across the north boundary adjacent to Hinckley Road and the line of said ditch is shown on the Drainage Strategy drawing. The ditch will have to be culverted under the proposed bell mouth as shown on the plan. The ditch is proposed to stay as an open channel where possible and there is no further opportunity to reinstate."* In general, the LLFA are opposed to the culverting of watercourses due to the adverse impacts. The LLFA will therefore only approve an application to culvert a watercourse if there is no reasonably practicable alternative, or if the detrimental effects of culverting would be so minor that they would not justify a more costly alternative.

It has been confirmed that there will be an easement of approximately 3m around the newly proposed 600mm x 600mm drainage ditch running south to north through the middle of the site. Photographs of the existing ditch/pond have been provided and it is proposed to reshape the pond to suit the layout, whilst using it to accommodate a safe flood route in extreme weather events if the attenuation basin is to flood.

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:

- Further CCTV footage and survey should be obtained to confirm the site connectivity to this crossing, to demonstrate the watercourse is a sustainable surface water outfall for the site.
 - The drainage strategy drawing should be updated to clearly identify the locations of the network surveyed and key findings.
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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.

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.