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Land West of Ratby

Response to Leicestershire County Council LLFA
Comments dated 4th October 2024

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Project	Land West of Ratby
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1 Introduction

1.1 Context

- 1.1.1 Pell Frischmann has been appointed by Lagan Homes to provide drainage and flood risk services in support of an Outline Planning Application made to Hinckley and Bosworth Borough Council, reference 24/00914/OUT.
- 1.1.2 This drainage response note aims to respond to drainage and flood risk related comments made by Leicestershire County Council in their role as Lead Local Flood Authority.
- 1.1.3 Previously submitted documentation pertinent to flood risk and drainage comprise primarily of the relevant Sustainable Drainage Report (109003-PEF-ZZ-XX-RP-CD-000001) and Flood Risk Assessment (109003-PEF-ZZ-XX-RP-YE-000010). Updates to both of these documents are provided with this note.

2 Planning Application Responses

2.1 Leicestershire County Council

- 2.1.1 The following comments are listed, within LCC LLFA response dated 4th October 2024 as part of their objection to the application. The response to each comment is made below.
 1. *Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 33 ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding. There is a vein of high risk of surface water flood risk that transects the site that indicates a surface water flow path from the northern boundary to the southern boundary. This has been considered in proposals with green space bordering this area proposed.*
- 2.1.2 Acknowledged and Agreed.
 2. *Burroughs Road intersects the identified surface water flow path. No culvert has been identified under Burroughs Road.*
- 2.1.3 Subsequent to further on-site investigation, it appears that there is no culvert or underground connectivity between the north and south of Burroughs Road.
- 2.1.4 The runoff from the ditch located north of the road currently flows across the road in a ford-like manner. Existing flooding issues have been identified on the northern side of the road, surrounding the existing pedestrian route.
- 2.1.5 It is considered that a betterment can be made on existing conditions by either cleaning/reinstating an existing culvert or construction of a new conveyance asset.
- 2.1.6 It is envisaged that provision of this should be secured by an appropriately worded condition applied 'pre-commencement' to any development occurring north of Burroughs Road. If connectivity cannot be provided for this

ditch, separate outfall arrangements may be required for development north of Burroughs road, directly to the south of Burroughs Road.

- 2.1.7 The above is described in further detail with **Section 3.8** of the resubmitted Sustainable Drainage Report.
3. *The site has been identified to have 6 existing sub-catchments, labelled A through F, which have been replicated in the strategy to dispose of surface water drainage post-development. The proposals seek to discharge at 4.3 l/s/ha, for a total runoff rate of 60.9 l/s across the six subcatchments, via attenuation basins to the on-site watercourse.*
- 2.1.8 Agreed.
4. *It is not made clear whether the outfall from sub-catchments A and B, directly to the north of Burroughs Road have connectivity to the wider watercourse. This should be clarified.*
- 2.1.9 As referred to on a previous comment within this document, it is proposed that works be undertaken to ensure connectivity prior to development north of Burroughs Road. This is shown on updated strategy drawing 109003-PEF-ZZ-XX-DR-CD-0500. This is further explained within **Section 3.8** of the resubmitted Sustainable Drainage Report.
5. *Upon review of the drainage strategy plan some basin invert levels are lower than the proposed outfall level. This should be checked and amendments made prior to the submission of reserved matters. It should also be considered whether it is preferential that attenuation basins benefit from their own outfall, rather than sharing an outfall to the ordinary watercourse at the site's southern boundary. Multiple outfalls provide resilience against blockage while also reducing the risk of scour in the receptor. Furthermore, it is unclear if this receptor is within land under developer control.*
- 2.1.10 Details surrounding the strategic attenuation features have been updated to ensure achievable drainage to each respective outfall.
- 2.1.11 The land ownership plan associated with the site has been attached as **Appendix I** of the resubmitted Sustainable Drainage Report. This confirms that the outfalls lie within land under control of the applicant.
- 2.1.12 It is proposed that, while a single outfall may be proposed into the Brook for the three catchments, the terminal leg of this route, downstream of any flow control may be constructed as an open feature, thus reducing risk of blockage. Outfall into an open feature within the site will also help to mitigate any scour of the banks of the Brook.
6. *The applicant has muted multiple options for source control SuDS. It would be expected that upon confirmation of proposed layouts that some of these are proposed within detailed design to provide further treatment benefit. Should above ground SuDS, such as swales be proposed then it is considered the placement of these should be indicated even at outline stage in order to inform the layout going forward. The LLFA would typically expect pervious paving to be proposed in shared access and parking areas where other source control SuDS are not proposed*
- 2.1.13 Section 3.7 of Sustainable Drainage Report 109003-PEF-ZZ-XX-RP-CD-000001 has been updated to make clearer the considerations and responsibilities associated with the design of parcels within the development.
7. *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) *A plan showing the existing surface water drainage regime of the site and surroundings;*
- b) *Clarification of the outfall of sub-catchments A and B and their downstream connectivity.*

- c) *Identification of all existing watercourses, ditches, ponds on-site.*
- d) *Existing overland flow routing direction.*
- e) *Invert levels of the proposed receptors.*
- f) *Further details relating to source control SuDS.*

2.1.14 The above have been included as indicated within responses to each comment. As a summary, using the same lettering references as above, the requested details are provided as follows:

- a) *Plans showing the local drainage environment are included within the resubmitted sustainable drainage report*
- b) *Outfalls have been amended to ensure connectivity to the south of Burroughs Road.*
- c) *Included as Figure 2.1 within the resubmitted sustainable drainage report.*
- d) *Included within Appendix F of the resubmitted sustainable drainage report.*
- e) *Invert levels have been amended to ensure connectivity.*
- f) *Further recommendations provided in Section 3.7.*

2.2 Conclusion

2.2.1 It is therefore considered that the requested information has been provided such that Leicestershire County Council as Lead Local Flood Authority would be able to remove their objection to the scheme. Suitably worded conditions can ensure appropriate inclusion of SuDS and provision of formal connectivity of the watercourse under Burroughs Road.

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