**RESPONSE OF THE LEAD LOCAL FLOOD AUTHORITY TO CONSULTATION BY HINCKLEY & BOSWORTH BOROUGH COUNCIL**

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| **Application address**<br>Land To Rear Of Springbank, High Street, Stoke Golding, Nuneaton, Leicestershire CV13 6HF | | **Planning ref.** | 25/01004/FUL |
| | | **Our ref.** | 2025/1004/04/R1 |
| **Description**<br>Demolition of existing dwelling and erection of 19 dwellings, formation of access and associated works. | | **Consultation date** | 10/08/2026 |
| | | **Response date** | 20/10/2026 |
| **Planning officer** | Ashleigh Gade | **Reviewing officer** | Rob Ryan-Matthews |
| **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

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 0.5ha site is largely greenfield, 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, oversized pipes, a tank and an open attenuation feature. The applicants updated proposals include the discharge of surface water to an open watercourse to the north east of the site. Whilst the discharge of surface water to a watercourse is preferable to the LLFA, the applicant has not suitably demonstrated that the outfall structure is located within land under developer control, in addition to the capacity and connectivity of the watercourse network downstream of the connection.

The applicant has submitted a desktop ground investigation to the LPA, demonstrating that infiltration is not viable on site. On review of detail supplied by the applicant and datasets available to the LLFA, this is acceptable. As such the LLFA accepts that infiltration is not viable at this location and as such, no further testing will be required by the LLFA in this regard.

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 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. It is noted that the applicant is currently proposing to utilise oversized pipes within estate roads, as such these roads will not be brought forward for adoption. As such the applicant should consider the utilisation of Pervious Paving across these surfaces.

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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:

- Additional survey of the site to determine the capacity and connectivity of the surface water feature along the northern boundary of the site.
- 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.

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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.

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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.*