



DRAINAGE TECHNICAL NOTE - RESPONSE TO LEAD LOCAL FLOOD AUTHORITY COMMENTS

LAND EAST OF ASHBY ROAD
HINCKLEY

DOCUMENT CONTROL

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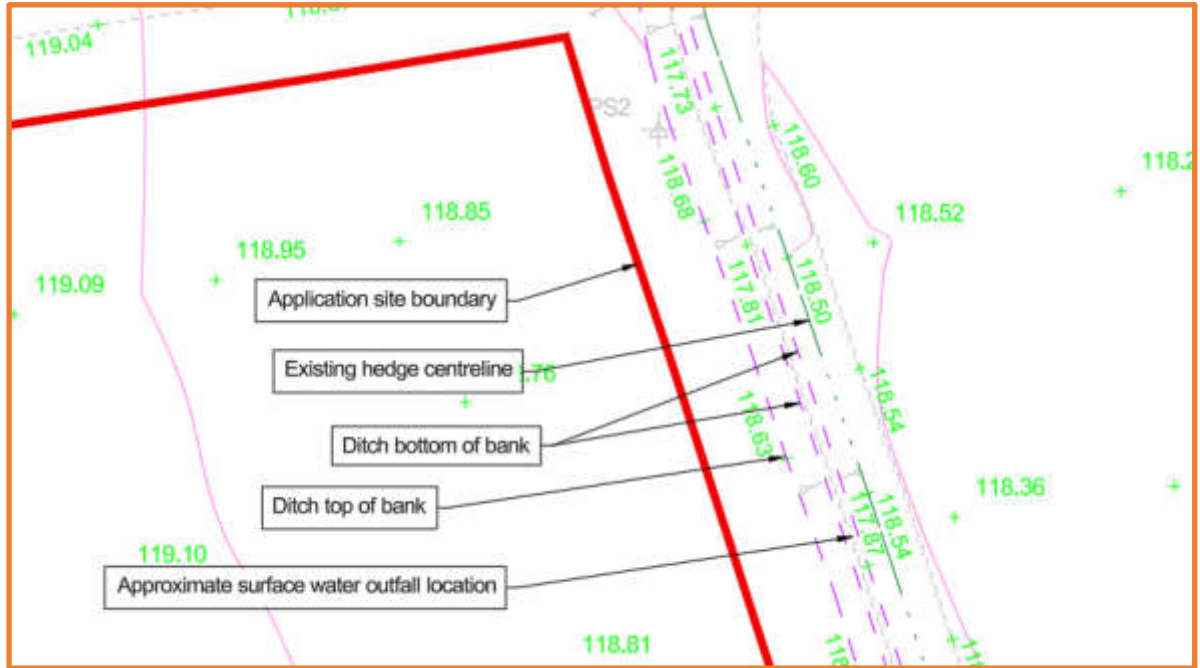
1.0 INTRODUCTION

- 1.1 This Drainage Technical Note has been produced by ADC Infrastructure to address comments made by the Lead Local Flood Authority (LLFA) on an outline application for up to 103 dwellings (All matters reserved except access), under planning reference 25/01207/OUT.
- 1.2 This report should be read in conjunction with the submitted Flood Risk Assessment and Drainage Strategy report ADC3280-RP-C.
- 1.3 The LLFA comments, presented in **Appendix A**, state:

The majority of the drainage strategy is found to be acceptable. However, the proposals seek to discharge to a watercourse shown off-site and outside the redline boundary. It is unclear if this land is within the applicant's ownership. Evidence of developer control over this land in order to make the outfall is required.

2.0 RESPONSE TO LEAD LOCAL FLOOD AUTHORITY COMMENTS

- 2.1 The proposed surface water outfall ditch, despite being outside the application red line boundary is within the same field parcel as the application site and is under the control of the Applicant. This is demonstrated within a marked-up extract of the topographical survey for the site shown in the figure below. The full topographical survey for the site is presented within **Appendix B**.



- 2.2 Additionally, the land to the north-east of the development site, on the far side of the hedgerow and ditch in question, is also under the same ownership as the development site and is therefore under the control of the Applicant.

APPENDIX A

LEAD LOCAL FLOOD AUTHORITY COMMENTS

Application address Land To The East Of Ashby Road Ashby Road Hinckley Leicestershire		Planning ref.	25/01207/OUT
		Our ref.	2025/1207/04/F
Description Outline application for up to 103 dwellings (All matters reserved except access)		Consultation date	13/01/2026
		Response date	03/02/2026
Planning officer	Sullivan Archer	Reviewing officer	Danielle Degville
Application type	Outline	Extension requested	<input type="checkbox"/>
Refer to standing advice	Conditions	Further consultation required	Concerns
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Consultation checklist

No.	Description	Check
1	Location plan	<input checked="" type="checkbox"/>
2	Proposed layout plan	<input checked="" type="checkbox"/>
3	Evidence that the site can be drained	<input type="checkbox"/>
4	Topographic and ground investigation details	<input checked="" 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 checked="" type="checkbox"/>

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 5.53ha 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. The proposals seek to discharge at 16.1 l/s via swales and an attenuation basin to the adjacent watercourse.

The majority of the drainage strategy is found to be acceptable. However, the proposals seek to discharge to a watercourse shown off-site and outside the redline boundary. It is unclear if this land is within the applicant's ownership. Evidence of developer control over this land in order to make the outfall is required.

Notwithstanding any surface water drainage details submitted under this application, as the proposals are for outline permission, no specific drainage elements are fixed at this stage. As such, the LLFA would require that later reserved matters and detailed design fully comply with the new National Standards for SuDS and to any other amended local or national policy/guidance relevant at the time of submission of those details. This includes (but is not limited to) a re-assessment of discharge rates, contributing areas, attenuation scale and the retention of the first 5mm of rainfall on-site. Any departure from the standard should be fully substantiated and agreed with the LLFA.

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, evidence of developer control or approval from 3rd party landowner is required for the point of discharge.

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.

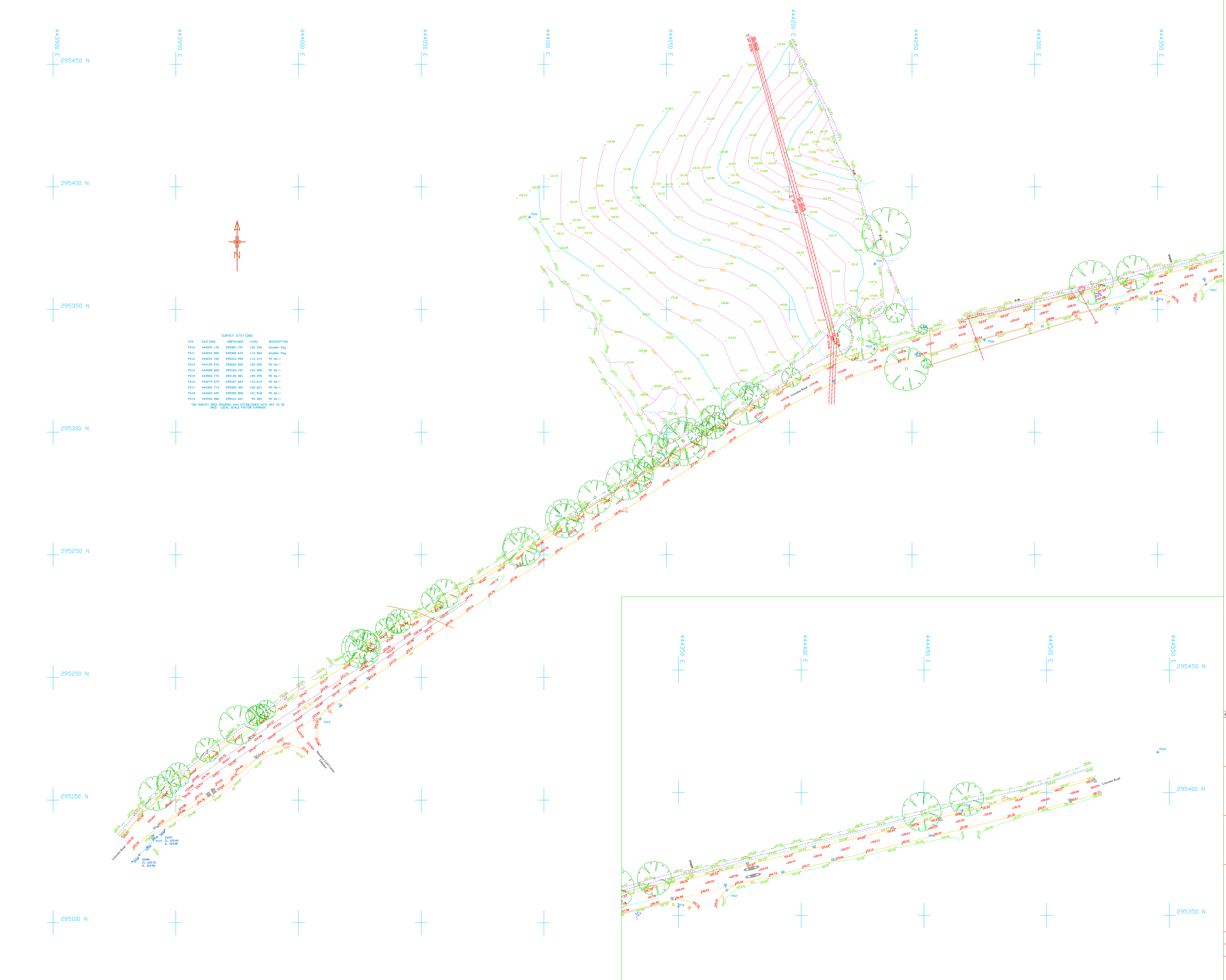
Additional information and guidance is available here:

<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.

APPENDIX B

TOPOGRAPHICAL SURVEY



SURVEY STATIONS

STN	EASTING	NORTHING	LEVEL	DESCRIPTION
P100	444024.149	295387.737	105.046	Wooden Peg
P111	444024.802	295368.470	114.480	Wooden Peg
P112	444024.702	295333.994	113.314	Pk Nail
P123	444029.256	295362.902	105.002	Pk Nail
P124	444028.806	295183.187	103.902	Pk Nail
P125	443940.770	295135.281	105.859	Pk Nail
P126	444076.359	295037.084	110.019	Pk Nail
P127	444269.713	295360.302	105.621	Pk Nail
P128	444465.625	295398.800	101.618	Pk Nail
P129	444345.286	295416.007	99.365	Pk Nail

THE SURVEY GRID (OSDB80) WAS ESTABLISHED WITH GPS TO DD DATUM.
LOCAL SCALE FACTOR 0.9994025

SURVEY NOTES

1. THE SURVEY GRID (OSDB80) WAS ESTABLISHED WITH GPS TO DD DATUM.
LOCAL SCALE FACTOR 0.9994025

2. SURVEY LEVELS ESTABLISHED BY GPS TO DD DATUM

SURVEY KEY

Building	Survey Control Station
Wall	Gate
R/Wall	Retaining Wall
P/W	Fence (with description)
Overhead Power	Overhead Line
Close Boarding	Overhead Line
Concrete Drain	Overhead Line
Chain Link	Overhead Line
Cable	Overhead Line
Concrete Panel	Overhead Line
Iron and Steel	Overhead Line
Interception	Overhead Line
Manhole	Overhead Line
Post & Wire	Overhead Line
Post & Rail	Overhead Line
Post & Chain	Overhead Line
Overhead	Overhead Line
Iron Railings	Overhead Line
Post & Barbed Wire	Overhead Line
Electric	Overhead Line
Overhead	Overhead Line
Post & Wire Mesh	Overhead Line
Picket Woodpile	Overhead Line
Tree	Overhead Line
Trunk Fence	Overhead Line
Trunk Fence	Overhead Line
Trunk Fence	Overhead Line
Trunk Fence	Overhead Line
Trunk Fence	Overhead Line

STREET FURNITURE

Belted Beacon	Belted Beacon	Manhole Post	Manhole Post
Belted Beacon	Belted Beacon	Manhole Post	Manhole Post
Belted Beacon	Belted Beacon	Manhole Post	Manhole Post
Belted Beacon	Belted Beacon	Manhole Post	Manhole Post
Belted Beacon	Belted Beacon	Manhole Post	Manhole Post

TECHNICAL NOTES

INFORMATION SHOWN ON THIS DRAWING IS SURVEYED TO THE ACCURACY OF THE BASE SCALE SHOWN IN THE LEGEND.

MAN ENTRY TO SEWERS HAS NOT BEEN UNDERTAKEN. DEPTHS, PIPE SIZES AND MEASUREMENTS ESTIMATED FROM THE GROUND. ALL SEWER DETAILS TO BE CHECKED WITH LOCAL AUTHORITY RECORDS OR ON-SITE PRIOR TO COMMENCEMENT OF WORKS.

BOUNDARIES SHOWN ARE PHYSICAL FEATURES AND MAY NOT REPRESENT LEGALLY CONVEYED OWNERSHIP.

ALL TREE HEIGHTS AND SPREADS ARE APPROXIMATE. TREE TYPES WHICH HAVE BEEN IDENTIFIED SHOULD BE CHECKED BY A TREE SPECIALIST.

WHERE ADJACENT BUILDINGS HAVE BEEN SURVEYED REMOTELY MET ALL EXTERNAL WALLS HAVE BEEN SHOWN DUE TO OBSTRUCTIONS ALONG LINE OF SIGHT.

REV	DATE	DESCRIPTION	BY	APP.

Client: **DAVIDSONS**

Project Title: **Leicester Road Hinckley**

Drawing Title: **Topographical Survey**

Drawn: JS	Checked: ALB	Approved: GRA
Date: 22/11/2022	Scale: 1/500	Sheet Size: A0
Dwg. No: S3051-03		