

9. FLOOD RISK AND DRAINAGE STATEMENT

Proposed Development:

Shilton Lodges
Land North West of Leicester Road
Earl Shilton, Leicestershire

9.1 Introduction:

This Flood Risk and Drainage Statement has been prepared in support of the proposed development of four holiday lodges known as Shilton Lodges. The purpose of this Statement is to demonstrate that the proposed development can be accommodated without increasing flood risk on or off the site and that surface water can be managed using sustainable drainage principles. The development has been designed to minimise areas of impermeable surfacing whilst maximising landscaped areas capable of naturally attenuating surface water.

9.2 Site Description:

The application site comprises open land located north west of Leicester Road, Earl Shilton.

The development comprises:

- Four holiday lodges.
- Internal access road.
- Parking areas.
- Replacement stable building.
- Landscaping.
- Ecological enhancement.
- Sustainable drainage infrastructure.

The majority of the site will remain as landscaped open space.

9.3 Existing Drainage:

At present the site drains naturally through infiltration and overland flow across existing grassed areas. The proposed development has been designed to retain significant permeable areas throughout the site. An underground 15-inch statutory water main crosses part of the site. The proposed layout has been designed to respect the required easement, ensuring no permanent buildings are located within the protected corridor and maintaining access for the statutory undertaker.

9.4 Surface Water Drainage Strategy:

The development will adopt Sustainable Drainage Systems (SuDS) wherever practicable.

Potential measures:

- permeable gravel parking areas;
- rainwater harvesting (where feasible);
- soakaway's, subject to infiltration testing;
- swales or shallow drainage features, if appropriate;
- landscaped attenuation areas, if required following detailed design.

These measures will reduce run off and promote natural drainage.

9.5 Foul Drainage:

Foul drainage will be managed through a suitably designed treatment plant and associated drainage field (or another drainage solution agreed with the relevant statutory bodies).

The final design will comply with the requirements of:

- the Environment Agency (where applicable);
- Building Regulations;
- the Local Planning Authority;

- the relevant sewerage undertaker.

9.6 Flood Risk:

The proposed development has been designed so that finished floor levels will be set having regard to the site's topography and any detailed drainage design. The development itself is not expected to increase flood risk elsewhere because:

- only a small proportion of the site will be developed;
- extensive landscaped areas are retained;
- Sustainable Drainage Systems are proposed;
- run off rates can be controlled through detailed engineering design.

A site-specific Flood Risk Assessment will be prepared if required by national planning policy or the Local Planning Authority.

9.7 Climate Change:

The drainage strategy will take account of future climate change allowances through appropriate sizing of drainage infrastructure in accordance with prevailing guidance at the time of detailed design.

9.8 Maintenance:

A long-term maintenance regime will be implemented for all drainage infrastructure. This will include:

- inspection of drainage features;
- routine maintenance;
- vegetation management;
- periodic cleaning of catch pits and pipework;
- servicing of the foul treatment plant in accordance with the manufacturer's recommendations.

9.9 Conclusion:

The proposed development has been designed to ensure that flood risk is appropriately managed through the incorporation of Sustainable Drainage Systems and the retention of extensive permeable landscaped areas. The layout respects the statutory water main easement and demonstrates that the site can be developed without increasing flood risk elsewhere. Subject to detailed drainage design and any necessary technical approvals, the proposed drainage strategy is considered capable of supporting the scheme.

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The S



Leicester Road

Church Street

Keats Lane

St Peter's Roma
Primary Sc

High Street

Almcy's Lane

Avenue So

