



**BARWELL CAPITAL LIMITED
HINCKLEY ROAD, BARWELL
LLFA COMMENT RESPONSE**

**Travis Baker East Midlands
Limited**

39 Stoney Street
Nottingham
NG1 1LX

Tel: 0115 896 6655

**info@travisbaker.co.uk
www.travisbaker.co.uk**

BARWELL CAPITAL LIMITED
HINCKLEY ROAD, BARWELL
LLFA COMMENT RESPONSE



This document has been created in response to the LLFA comment requirements published by Leicestershire County Council (LCC) in regard to planning application reference's 23/01175/FUL, 23/01177/FUL, 23/01184/FUL, 23/01186/FUL. The comments are dated 09/04/24. The comments are in black and the responses are in red.

The earlier proposals discussed connection surface water to the existing adopted Severn Trent Water surface water sewers in Hinckley Road, however, the most recent submission proposes surfaces water to be discharged into the existing watercourse. Culvert just south of Hinckley Road. The surface water drainage strategy plan shows connection to an existing culvert fronting the site however no details of this culvert have been provided and it is not clear how this culvert connects to the wider network. Information should be provided in the form of a CCTV survey from the site to the outfall at watercourse or public sewer. It should be noted 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 culvert we are connecting continues on its line alongside Hinckley Road until a point where a culvert crosses Hinckley road, which is shown on the sewer records. We have provided a CCTV survey by Lanes group of the culvert. See page 10 of the CCTV survey report which starts from the headwall just south of Hinckley Road, which is annotated on the drainage strategy as SW IL 110.53, and runs west to east adjacent to Hinckley Road. This CCTV survey provided has been completed up until a node which is buried and couldn't be accessed without traffic management etc. The CCTV survey shows the pipe is in good condition.

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.

Permeable paving has been included to the parking space in the smaller north-east catchment to provide a SuDS treatment train, however there is no shown connection from the permeable paving to the attenuation tank on the drainage strategy plan.

Connections for the permeable paving into the drainage network has been shown on the drainage strategy.

The updated drainage strategy shows that there is a minimum 3.3m easement provided along the entire length of the ditch for all dwellings. There are several locations where this easement encroaches several parking spaces associated with the dwellings. Locations where culverting is required should be identified and be in line with the LCC Ordinary Watercourse Regulation and Culvert Policy. It is advised that an easement of approximately 3m for a watercourse less than 2m in width and 4.5m for watercourses over 2m width. Whilst this is not stipulated within any legal byelaw, the council requires this in order to safeguard access to the watercourse for essential maintenance and inspection purposes. It should be confirmed what the width of the watercourse is to ascertain if a 3m easement is acceptable.

The ditch is rather a minor indentation than a drainage feature. Please see below photographs of the existing watering hole and ditch. Although the ditch and existing ponded area doesn't appear to provide any drainage function, we are proposing the pond to be reshaped to suit the layout and proposed a new 600mm x 600mm ditch running south to north. The ditch is shown to have a 3m easement around it.



Existing pond looking north

Existing pond & ditch looking south

The updated response states that the existing ditch and pond to the south of the site do not provide any drainage function. However, as highlighted in our previous response it may be the case that this ditch and potentially the existing pond have been providing attenuation for the wider catchment by allowing surface water to surcharge from the existing ditch/culvert on Hinckley Road. Other than the applicant stating that they are not drainage features, no further investigations have been provided in the recent submission to support the statement that both do not provide any drainage function. Further investigations should be conducted.

Please see above photographs showing the existing pond/ ditch. The ditch is a minor indentation, and the pond was previously a watering hole. However, we are proposing to reshape the pond to suit the layout. We are also proposing a new ditch to be made running south to north to improve the current drainage situation. This ditch will accommodate a safe flood route in extreme weather events if the basin is to flood, and ensure the development does not add to any existing flooding issues in the area.

Most of the finished floor levels adjacent to the existing ditch have been raised, however, the finished floor levels adjacent to the pond have not. Additional level data should be provided along with consideration to raise these floor levels to provide further protection to the occupants.

Consideration has been given to the plots surrounding the pond, and some floor levels have been raised appropriately.

In our previous response we highlighted that during recent flooding within Leicestershire the site and Hinckley Road to the north experienced floods as evidenced by photographs uploaded to the planning site. As such, there are concerns with regards to the potential to increase flood risk. The applicant should provide evidence that the watercourse and the culvert to which the development is proposed to connect is suitable to receive the proposed flows along with evidence of the downstream connectivity. Where the existing culvert connects to adopted Severn Trent Water system, support in principle from them must be provided.



Please find provided CCTV survey, may I bring your attention to page 10 of the report which starts from the headwall just south of Hinckley Road, which is annotated on the drainage strategy as SW IL 110.53, and runs west to east adjacent to Hinckley Road. The survey is extended as far as possible. The final node is buried and would need traffic management etc to be able to put the CCTV survey equipment into the chamber and survey further length. The pipe is shown to be in good condition.

We are also proposing a ditch running south to north in the centre of the site to ensure in extreme storm events, if the pond was to flood the exceedance would be directed into the new ditch.