

Application address Land Adj The Trinity Centre Marchant Road Hinckley Leicestershire LE10 0LQ		Planning ref.	25/00354/FUL
		Our ref.	2025/0354/04/F/R1
Description Erection of 72 bed residential care facility (C2) with associated access, car parking, ambulance drop off area and landscaping		Consultation date	25/07/2025
		Response date	04/08/2025
Planning officer	Emma Baumber	Reviewing officer	Victoria Harrison- Johnstone
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 0.46ha brownfield site located within Flood Zone 1 being at low risk of fluvial flooding and low to medium risk of surface water flooding especially in the southern portion of the site. The proposals seek to discharge at 25.3l/s via pervious paving and 2 linked cellular storage attenuation before draining to a Severn Trent Water combined sewer just outside the redline boundary.

While some new details have been submitted, no relevant surface water drainage details have been submitted to address the points raised in our previous consultation response.

As previously advised; brownfield sites must achieve greenfield run-off rates (QBar in this case) unless it is adequately demonstrated to not be reasonably practicable or technically viable. In such instances, the applicant should seek to reduce discharges rate as close as possible to the greenfield QBar rate. Note that the proposed brownfield discharge rate should never represent an increase over the calculated existing discharge rate. While it is noted that this site formed part of a large application, as this is a separate and new application it needs to meet current national policy and standards.

The Quick Storage Estimate drainage calculations are insufficient to support a full application. A full MicroDrainage model (or similar) or a Source Control Cascade model should be submitted to support the scale of the SuDS proposed.

Within the Flood Risk Assessment (FRA) it appears that all surface water will be discharged via a combined sewer connection, which does not follow the drainage hierarchy as set out in various guidance and regulations. If a connection to an existing adopted sewer is deemed necessary, the LLFA require confirmation that Severn Trent Water (STW) would in principle accept a connection at this location.

Notwithstanding the details submitted, where any outline approval is forthcoming, the LLFA advises that any future detailed design must be based on the new National Standards for SuDS (June 2025) and account for any relevant changes in local and national policy. A revised surface water drainage strategy should therefore be submitted as reserved matter application stage.

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 still required:

- Amended surface water drainage strategy proposals in line with current policy and standard.
- Evidence that there is no more suitable surface water receptor and that a connection to the combined sewer is unavoidable.
- Support in principle from STW for any proposed connection to their adopted sewer network.

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 – Brownfield Development Runoff

For brownfield 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 must seek to discharge at greenfield runoff rate from the development for the same rainfall event. Where this is clearly demonstrated to not be reasonably practicable, discharge should be restricted as close to greenfield rates as reasonably practicable, but should never exceed the rate of discharge from the site prior to redevelopment.

The runoff volume from the development in the 1 in 100 year, 6 hour rainfall event should be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should not exceed the runoff volume from the development site prior to redevelopment for that event. Where an increase in discharge volume is unavoidable, the proposals should discharge at QBar or provide alternative mitigation in line with CIRIA C753.

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.