



**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**

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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 22/01/24. The comments are in black and the responses are in red.

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 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. A vein of medium to high surface water flood risk transects the site. This could indicate an on-site ordinary watercourse or surface water flow path that transects the site.

This is correct, there is a ditch that runs north to south through the centre of the site.

The proposals discuss connecting surface water to the existing adopted Severn Trent Water surface water sewers in Hinckley Road as proposed under the previous application. The surface water drainage strategy plan shows connection to an existing culvert fronting the site. No details of this culvert have been provided.

This has been amended in the FRA. There is no proposed surface water outfall into the STW sewer. Surface water to discharge into existing watercourse/ culvert just south of Hinckley Road.

Much of the attenuation is provided within the proposed attenuation tanks as the proposed attenuation pond is undersized to service the entire site. However, all flows from the larger catchment are conveyed through the pond which is proposed to have a wetted area, and as such, first flush flows should have sufficient treatment before being discharged from the site. However, it is unclear from the details submitted whether the pond levels/dimensions can be accommodated within the space shown.

Batters have now been shown on the drainage strategy to show the pond can be accommodated.

The smaller north-east catchment does not appear to have a SuDS treatment train. While it is noted that this area is considerably smaller, source control SuDS should be fully considered and utilised where viable (such as pervious paving etc.).

Noted and permeable paving has been included to the parking spaces in this network's catchment area.

There is a ditch which runs through the site. This was adequately dealt with under the previous application 21/00695/FUL, however while it is noted within the FRA and the housing layout appears to cater for its location, no discussion of this feature has been submitted. Furthermore, part of this ditch will require culverting. Locations where culverting is required should be identified and be in line with the LCC Ordinary Watercourse Regulation and Culvert Policy. There are concerns with some finished floor levels in proximity to this ditch in addition to there being inadequate access space for maintenance access. It is advised that an easement of approximately 3m for a watercourse less than 2m in width and 4.5m for watercourses over 2m in 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. If there are any proposed culverts in the developable area then the Council would require an easement of 3m or greater to ensure no loading in the 45 degree zone from invert.

The ditch is going to be respected and have shown it to be culverted where necessary. We have shown the achievable easement around the watercourse.

An existing pond is shown on layout plans but is not discussed within the submission documents. Please confirm the current function of this pond and clarify how it is incorporated into the proposals.

The pond doesn't appear to be a drainage feature, we understand that that it only served as a watering hole for livestock previously grazing in the open field. However, it will be reshaped to suit the proposals. See updated drainage strategy.

In the previous application (21/00695/FUL), the applicant advised that the existing ditch through the site provides no drainage function as there are no incoming flows. However, 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.

The ditch to be culverted where necessary and the pond is to be reshaped to suit the proposals. See updated drainage strategy.

There are some finished floor levels adjacent to the existing ditch and pond which may be considered too low, however insufficient level details have been provided. Additional level data should be provided along with consideration to raise these finished floor levels to provided further protection to the occupants.

Floor levels near ditch have been revised and the ditch is shown to be culverted where it was close to plots.

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 culvert to which the proposals discharge is assumed to connect to the watercourse to the east. The applicant should provide evidence that 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.

Provided CCTV survey report of the culvert. The report shows the culvert has running flows. Provided the developer enquiry response from STW which shows STW's agreement in principle to discharge into the network.