

FAO Emma Baumber
Hinckley and Bosworth Borough Council

Date: 20/02/2026
My ref: 2025/1228/04/PA
Your ref: 25/01228/EAS
Contact: Jack Dale
Phone: 0116 305 0001
Email: flooding@leics.gov.uk

Dear Emma Baumber

**RE: EIA Screening Request - Erection of up to 550 dwellings Land South of
Bosworth Academy Leicester Lane Desford Leicestershire**

Leicestershire County Council, in their role as Lead Local Flood Authority (LLFA) has been requested to provide input to the Environmental Impact Assessment (EIA) scope for this future application site. The Council advises that the LLFA is not a statutory consultee in relation to Environmental Impact Assessments and as such we recommend advice is sought from the Environment Agency in this respect.

However, any application for this site will require a Flood Risk Assessment due to existing flood risk at this location, regardless of the need for a flooding/hydrology related chapter within the EIA. The Council therefore offer the following advice:

Fluvial Flood Risk (from Ordinary Watercourses)

The Flood Map for Planning (Rivers and Sea) illustrates the flood zones, indicating the areas where land is susceptible to flooding from fluvial processes. The site entirely sits within flood zone 1, assessed as having a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea.

Pluvial (Surface Water) Flood Risk

According to the EA map for Surface Water Flooding the vast majority of the site is at low risk of surface water flooding with small parts of the sites at medium and high risk. These are predominately around existing waterbodies (ordinary watercourses, main river, ponds etc.)

There are multiple surface water flow paths through the site. The Illustrative Framework Plan demonstrates that the majority of these flow paths will be maintained, utilising green corridors and 10m offset zones.

Groundwater Flood Risk

It is recommended that a full and comprehensive ground investigation is carried out to understand the geology and hydrogeology on the site.

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Further information about geology and groundwater can be obtained from the British Geological Survey at www.bgs.ac.uk

Further groundwater information and maps can be found at the following links:

British Geological Survey: Groundwater science
[Groundwhhttps://www.bgs.ac.uk/research/groundwater/home.html](https://www.bgs.ac.uk/research/groundwater/home.html)

British Geological Survey: GeoIndex Onshore
<http://mapapps2.bgs.ac.uk/geoindex/home.html>

Environment Agency: What's In Your Backyard
<http://apps.environment-agency.gov.uk/wiyby/default.aspx>

Historic Flooding

The proposed site is situated within the River Soar catchment. Leicestershire County Council's Infrastructure Planning (Flood Risk Management) team have received extensive reports of highways flooding incidents on Leicester Lane, located to the north east of the area highlighted in the submitted location plan. It is also advised that not all instances of flooding are reported to Leicestershire County Council and as such, there may be a history of flooding for which we have no record.

It should be noted that any development has the potential to cause or exacerbate flooding so it is essential that all forms of flooding are taken into consideration within any flood risk assessment or planning application. Where there is insufficient information regarding any aspect of risk, the responsibility to investigate will lie with the applicant.

Proposed Surface Water Drainage

The Illustrative Masterplan demonstrates use of multiple attenuation basins and swales for drainage.

Where an FRA is applicable this should be undertaken in accordance with the National Planning Policy Framework (NPPF), the accompanying Planning Practice Guidance (PPG) and the National Standards for SuDS (Published 19 June 2025). Consideration of local policies should also be made.

The LLFA would expect any surface water drainage proposal to seek to infiltrate unless demonstrated to be unfeasible. Such demonstration should include infiltration testing in accordance with BRE Digest 365 Soakaway Design. Should this not be appropriate, the LLFA would expect runoff from site to be discharge to the next most appropriate receptor at the greenfield 1 in 2 year discharge rate in line with the recently released National Standards for SuDS. Note that NPPF gives weight to emerging policy with much of Leicestershire's local Boroughs and Districts seeking to implement policy requiring a 20% reduction over greenfield QBar discharge rates. The applicant should ensure that all relevant surface water policy is being considered and that the more onerous elements of relevant policies are used.

All proposals should seek to mimic the pre-development surface water drainage regime of the site. As such, it is important to understand the existing surface water drainage regime of the site and to clearly convey this to the LPA and LLFA. As such, in all but the most straight forward scenarios, the LLFA would expect any future application to include a plan showing the existing drainage regime for the site. This plan should include

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topographic details, on-site overland flow routing directions, flow routes to and from the site, existing on-site and relevant off-site surface water drainage features (such as ditches, pipes, ponds etc.), flow directions of any existing drainage features, levels of existing features, identification of sub-catchments (including their size), identification of areas at risk of flooding and details of the downstream connectivity of any identified surface water receptors.

Over the lifetime of a development, it is possible that the overall impermeable area contributing to surface water runoff within the site could significantly increase (known as 'urban creep'). Sensitivity testing of a 10% increase in impermeable area should therefore be included where appropriate to ensure that surface water drainage designs can cope with future increases in impermeable areas. Note that the National Standards for SuDS requires attenuation to take account of all areas intercepted by the surface water proposals, including permeable surfaces (with an appropriate Cv value).

The LLFA would expect any future surface water drainage scheme to assess the use of SuDS including but not limited to swales, attenuation basins and permeable paving in line with 'CIRIA C753 The SuDS Manual'. Such above ground SuDS structures would also provide one of the required treatment trains to manage water quality. It should be noted that the LLFA do not consider the use of underground storage tanks or oversize pipes as a suitable treatment train and as such where these are proposed, additional treatment trains should be implemented. Leicestershire County Council, in their role as LLFA, does not adopt SuDS. For enquiries regarding the proposed development and future adoption and maintenance of SuDS features, please direct these to your local District or Borough Council.

Any surface water drainage features should be located within the areas at lowest risk of flooding to ensure they remain operational during an extreme event. Any drainage features should also consider how an extreme event may constrain the discharge from any proposed drainage system and ensure the drainage infrastructure can adequately manage surface water runoff regardless (for example a surcharged outfall).

Where a site-specific flood risk assessment (FRA) is required by NPPF the associated drainage strategy should also provide outline operation and maintenance details along with an indicative proposal of who will maintain any SuDS features over the lifetime of the development.

Regulation of Activities on Watercourses

The ordinary watercourse running through the centre of the proposed site is classed as an ordinary watercourse. If you propose to do any work on, or near to, an ordinary watercourse (including ditches) you may need consent from Leicestershire County Council, in their role as Lead Local Flood Authority (LLFA), under the Land Drainage Act 1991. Further information on the types of work/structure which require consent together with a template application form can be found on our website under the section *Regulation of activities on watercourses*:

<https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/flood-risk-management>

If you are unsure if your works will require ordinary watercourse land drainage consent, or to discuss the consenting process, please contact us at flooding@leics.gov.uk.

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Leicestershire County Council opposes the culverting of watercourses; however we recognise there are situations where culverting may be necessary. In these cases open span bridges should be considered first as alternatives to culverts. Any applicants will be required to justify why a culvert is the only practicable option, and provide information to show that it will not have a detrimental effect on flood risk, water quality or wildlife.

Please refer to the County Council's Local Flood Risk Management Strategy Appendix document, at the above link, which contains the County Council's culverting policy (appendix 3).

To safeguard access to watercourses for future maintenance, inspection, and improvement works in the future, clear margins should be provided from the top of banks. A minimum clear margin of 3m should be provided from each top of bank for watercourses less than 2 metres in width, a minimum clear margin of 4.5m should be provided for watercourses 2 metres or greater in width.

Environment Agency

The National Planning Policy Framework (NPPF) is a key part of reforms to make the planning system less complex and more accessible, and to promote sustainable growth. The Environment Agency continue to play a key role working alongside other flood management bodies in preventing inappropriate development in flood risk areas and reducing the causes and impacts of flooding, as a statutory consultee in the planning process.

For works upon or near to watercourses, under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of a watercourse, designated a 'Main River'. Further information can be found on the Environment Agency's Website –
<https://www.gov.uk/government/organisations/environment-agency>
<http://apps.environment-agency.gov.uk/wiyby/default.aspx>

For further information relating to the catchment detailed in the above section *Historic Flooding*, please refer to the Environment Agency's *Catchment Data Explorer* at <http://environment.data.gov.uk/catchment-planning/>.

I trust the above details are useful. If you require any further advice, do not hesitate to contact the LLFA.

Kind Regards,



Jack Dale
Assistant Engineer
Flood Risk Management

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