
From: public.access@hinckley-bosworth.gov.uk
Sent: 26 March 2025 16:19
To: Planning Application Comments
Subject: Consultee Comments for Planning Application 25/00198/P3CQ
Categories: Yasmin

Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 26/03/2025 4:18 PM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

Application Summary

Reference:	25/00198/P3CQ
Address:	39 Main Road Ratcliffe Culey Atherstone Leicestershire CV9 3NY
Proposal:	Notification to determine if Prior Approval is required for the change of use of two agricultural buildings to three dwellinghouses (Class C3)
Case Officer:	Matt Jedruch

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Comments Details

Advice to Applicant:

According to the Environment Agency (EA) website, the application site is located within Flood Zone 1, designated as low probability of flooding from rivers and sea, and the principle of residential development in low flood risk areas is acceptable. Please note that for developments exceeding 1 Hectare, a site specific Flood Risk Assessment will be required.

The EA Surface Water mapping also indicates that part of the application site is located in an area at low to medium risk of flooding from surface water.

Comments:

The surface water drainage system for the proposed development should incorporate sustainable drainage principles (SuDS) to mitigate the risk of flooding on the site, and ensure that surface water runoff does not increase flood risk elsewhere. The proposals should also include measures to address issues of water quality in accordance with current SuDS guidance.

The proposed outfall for the discharge of surface water runoff from the development should be in accordance with the hierarchical approach outlined in Building Regulations Part H.

The use of infiltration drainage is preferred, subject to the site being free from a contaminated ground legacy. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced

If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Kind regards