

---

**From:** Andrew Smallwood <Andrew.Smallwood@leics.gov.uk>  
**Sent:** 12 December 2024 10:43  
**To:** Planning Folder New  
**Cc:** Emma Baumber2; Olivia Hewitt  
**Subject:** RE: Planning Application Re-consultation for LCC Drainage ref 24/00496/REM  
**Attachments:** LLFA Response - 2024-0496-04-F-R2.pdf

Hi Emma and Olivia

I hope you are well. Please find attached the latest response for Planning Application 24/00496/REM. Apologies it has taken until the deadline for this to get issued - seems everyone wants to get their planning in for Christmas!

You will note that following our correspondence we have moved our response to no objection. Also note that we have not specifically conditioned the Reserved Matters. This is because we feel that our requirements are already suitably conditioned under the conditions 9 and 10 of the outline application. To meet these conditions the amendments made to the layout and drainage design proposed under this Reserved Matters application would need to be honoured and detailed at the discharge of conditions phase. So it makes no sense to add needless complication to the Reserved Matters stage.

Many thanks again for working through this with us. Appreciate our criteria can be quite strict but we are always happy to work through issues and concerns and finding the best way.

Many Thanks,

Andrew Smallwood  
Assistant Enginner  
Lead Local Flood Authority  
Environment & Transport Department  
Leicestershire County Council  
E-mail: [flooding@leics.gov.uk](mailto:flooding@leics.gov.uk)  
Tel: 0116 305 0001

-----Original Message-----

From: [planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk) <[planning@hinckley-bosworth.gov.uk](mailto:planning@hinckley-bosworth.gov.uk)>  
Sent: Thursday, November 28, 2024 12:19 PM  
To: Ilfa <[llfa@leics.gov.uk](mailto:llfa@leics.gov.uk)>  
Subject: Planning Application Re-consultation for LCC Drainage ref 24/00496/REM

=====  
CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe  
=====

Please see attached consultation document for Hinckley & Bosworth Borough Council.

Any opinions expressed in this message are those of the sender and do not necessarily express the views of the Borough Council. The information contained in this message, and any attachments, is intended solely for the use of the individual or organisation to whom this message is sent, and should be treated as private and confidential. If you have received this email in error, please notify Hinckley and Bosworth Borough Council (ICT Services): Tel: +44 (01455) 238141.

This email and any files sent with it are confidential.

If this email isn't intended for you, please notify the sender immediately and then permanently delete it. You must not read, print, store, disclose, copy or take any other action in respect of this email.

We routinely monitor incoming and outgoing email messages to ensure they comply with Hinckley & Bosworth Borough Council's policy on the use of electronic communications.

The contents of emails may have to be disclosed to a request under the Data Protection Act 2018, Freedom of Information Act 2000 and/or the Environmental Information Regulations 2004.

The views expressed by the author may not necessarily reflect the views or policies of Hinckley & Bosworth Borough Council.

Attachments to email messages may contain viruses that may damage your system.

Whilst Hinckley & Bosworth Borough Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage you suffer as a result.

You are advised to carry out your own virus checks before opening any attachment.

Save paper - only print this email if necessary.

Visit us online: [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)

Main office: Hinckley Hub, Rugby Road, Hinckley, Leics LE10 0FR. Main switchboard: 01455 238141

This e-mail and any files transmitted with it are confidential. If you are not the intended recipient, any reading, printing, storage, disclosure, copying or any other action taken in respect of this e-mail is prohibited and may be unlawful. If you are not the intended recipient, please notify the sender immediately by using the reply function and then permanently delete what you have received. Incoming and outgoing e-mail messages are routinely monitored for compliance with Leicestershire County Council's policy on the use of electronic communications. The contents of e-mails may have to be disclosed for requests under Data Protection or Freedom of Information legislation. Details about how we handle information can be found at <https://www.leicestershire.gov.uk/data-protection>

The views expressed by the author may not necessarily reflect the views or policies of the Leicestershire County Council.

Attachments to e-mail messages may contain viruses that may damage your system. Whilst Leicestershire County Council has taken every reasonable precaution to minimise this risk, we cannot accept any liability for any damage which you sustain as a result of these factors. You are advised to carry out your own virus checks before opening any attachment.

|                                                                                                                                                                       |                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|
| <b>Application address</b><br>Land North of Hill Top Farm Hill Top Earl Shilton<br>Leicestershire                                                                     | <b>Planning ref.</b> 24/00496/REM                            |
|                                                                                                                                                                       | <b>Our ref.</b> 2024/0496/04/F/R2                            |
| <b>Description</b><br>Approval of reserved matters (appearance, landscaping, layout, scale) for 140 dwellings and associated infrastructure pursuant to 21/00135/OUT. | <b>Consultation date</b> 28/11/2024                          |
|                                                                                                                                                                       | <b>Response date</b> 12/12/2024                              |
| <b>Planning officer</b> Emma Baumber                                                                                                                                  | <b>Reviewing officer</b> Andrew Smallwood                    |
| <b>Application type</b> Reserved Matters                                                                                                                              | <b>Extension requested</b> <input type="checkbox"/>          |
| <b>No concerns</b> <input checked="" type="checkbox"/>                                                                                                                | <b>Further information required</b> <input type="checkbox"/> |

### **Lead Local Flood Authority Key Observations**

This application seeks approval of reserved matters for a greenfield totalling 9.45 ha in size with the developable area being circa 3.5ha. It is estimated from the outline application that circa 1.6 ha of the developable area will be impermeable. The site is within Flood Zone 1 (low risk of fluvial flooding) and at a generally very low risk of surface water flooding, although there is a moderate to high risk of surface water flooding in the central and southern parts of the site. The surface water proposals seek to discharge to two onsite attenuation basins before being discharged at a QBar discharge rate of 19.9l/s to an existing ditch on-site.

Our previous comments stated:

*Please note that any works on or around the watercourse will require Ordinary Watercourse Consent from the LLFA. The LLFA has an anti-culverting policy and will only accept culverts where absolutely required and must be as short as is possible. Without significant mitigating factors, it is unlikely that these proposals would receive ordinary watercourse consent in its current form. Further information is required in relation to the ordinary watercourse corridor before a substantive response can be given.*

The LLFA has received revised designs and updated details pertaining to the ordinary watercourse that crosses the site. The design has been altered to maintain the watercourse in its open form throughout the site, aside from the section under the proposed highway. The LLFA has also received evidence and assurances that the culverted section under the highway is sufficiently sized and is achievable with the proposed levels.

Note: Reserved matters applications are reviewed by the LLFA in relation to details such as 'access', 'appearance', 'landscaping', 'layout' and 'scale' only, in line with article 2 of the Town and Country Planning Order 2015.

Leicestershire County Council as the LLFA advises the LPA that the application documents and supporting information as submitted are sufficient for the LLFA to support the approval of the reserved matters.

Note: The LLFA is not a statutory consultee in relation to foul drainage and as such, this response does not consider any foul drainage details submitted

---

## **Standing 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.

### **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.

---

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.*