
From: Joshua Bird <Josh.bird@geoffperryassoc.co.uk>
Sent: 22 April 2024 13:19
To: Tim Hartley
Subject: FW: Hinckley Road, Barwell - 23/01175/FUL, 23/01177/FUL, 23/01184/FUL and 23/01186/FUL

Importance: High

Hi Tim,

Please see below response from the client following the further comments from FFLA.

Kind Regards,

Josh Bird BSc (Hons)
Architectural Technician

Geoff Perry Associates Limited 



The Shrubbery, 28 Erdington Road, Aldridge, West Midlands, WS9 8UH

01922 744900

josh.bird@geoffperryassoc.co.uk

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From: Martin Ware <martin@jm-h.co.uk>
Sent: 22 April 2024 12:29
To: Joshua Bird <Josh.bird@geoffperryassoc.co.uk>
Subject: RE: Hinckley Road, Barwell - 23/01175/FUL, 23/01177/FUL, 23/01184/FUL and 23/01186/FUL
Importance: High

Hi Josh

Yes, I understand but David only gave me the FFLA second response last week.

The FFLA response dated 09/04/2024 has the following points which need answering so, could you forward this onto Tim so he' aware of the situation: -

- Ongoing Surface Water issues in Hinckley Road, my report and plotting of the photographs uploaded on the Planning Portal demonstrate that the ongoing problems are occurring further along Hinckley Road, to the Northwest and as Hinckley Road fronting our development is relatively flood free, along with our SUDS drainage design we are improving the situation affecting our land.
- The existing land drainage culvert. This culvert which takes all our lands surface water drainage, did not flood with the recent rainfall and again with our land drainage improvements it will be improved. The culvert is approximately 300 metres in length therefore it is not able to be CCTV surveyed. We CCTV' d the first 20+ metres and it was clear and flowing. It outfalls on the edge of the village where it crosses Hinckley Road. We are not ware of any recent issues at this point.
- We can always revert to out connecting our stormwater drainage into STW sewer if necessary.
- Comment about a small area of permeable paving to 4 plots is simple a line missing from the plan and is really inconsequential.
- New culverting within the development to the existing ditch. Again this is a minor matter and our Engineer has been instructed to add to the plan.
- The existing ditch and pond to the south of the site – the Government maps I sent last week show where the two area's of land drainage gravitate to, these being to either side of our development site, this again being reinforced that our land and its Hinckley Road frontage does not flood. Therefore our drainage is working and this comment should be ignored.

Regards

Martin Ware
Commercial Director

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From: Joshua Bird <Josh.bird@geoffperryassoc.co.uk>
Sent: Monday, April 22, 2024 11:54 AM
To: Martin Ware <martin@jm-h.co.uk>
Cc: David Thonton-Baker <davidbaker@redboxsecurities.com>
Subject: FW: Hinckley Road, Barwell - 23/01175/FUL, 23/01177/FUL, 23/01184/FUL and 23/01186/FUL

Morning Martin,

Please see below response from Tim, he is saying that the information submitted on 3rd April doesn't cover the detailed technical points raised by LLFA on the 9th April.

I have not seen the most recent responses from LLFA so I'm unsure to what he is referring too.

Please can you let me know if you will still need to provide further information or if you're happy to proceed with the photos and information submitted on 3rd of April to cover these points.

Kind Regards,

Josh Bird BSc (Hons)
Architectural Technician

Geoff Perry Associates Limited



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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: 22 April 2024 11:46

To: Joshua Bird <Josh.bird@geoffperryassoc.co.uk>

Subject: RE: Hinckley Road, Barwell - 23/01175/FUL, 23/01177/FUL, 23/01184/FUL and 23/01186/FUL

Hi Josh

This originally came in on 3 April when I was on leave so it hadn't been sent to the LLFA. However, given their response of 9 April to the information submitted on 26 March is it your expectation that this addresses their concerns? We can re-consult them on the additional information submitted on 3 April but it seems to me that the photos and the EA surface water flooding maps do not address the detailed technical points raised in the LLFA response of 9 April

Please let me know how you wanted to proceed

Thanks

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: Joshua Bird <Josh.bird@geoffperryassoc.co.uk>

Sent: Friday, April 19, 2024 1:35 PM

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Subject: FW: Hinckley Road, Barwell

Importance: High

Hi Tim,

Has the above attachments been sent to the FFLA for comment as the client has had recent responses from them but they don't mention the above info.

Kind Regards,

Josh Bird BSc (Hons)

Architectural Technician

Geoff Perry Associates Limited 



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From: Joshua Bird

Sent: 03 April 2024 13:32

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: David Thonton-Baker <davidbaker@redboxsecurities.com>; Ben Carter (AD-Sync) <ben.carter@geoffperryassoc.co.uk>

Subject: FW: Hinckley Road, Barwell

Importance: High

Afternoon Tim,

Please see attached and below email thread regarding the flooding issues at Hinckley Road.

I trust this is enough evidence that the proposed development will not be affected by the flooding nor contribute to the existing issue.

Any issues, please let me know.

Kind Regards,

Josh Bird BSc (Hons)

Architectural Technician

Geoff Perry Associates Limited 



The Shrubbery, 28 Erdington Road, Aldridge, West Midlands, WS9 8UH

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josh.bird@geoffperryassoc.co.uk

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From: Martin Ware <martin@jm-h.co.uk>
Sent: 03 April 2024 13:14
To: Joshua Bird <Josh.bird@geoffperryassoc.co.uk>
Subject: FW: Hinckley Road, Barwell
Importance: High

Afternoon Josh

Please see email below in response to the photographs of flooding uploaded to the Planning Portal, and attached is information plotting where the photographs were taken providing further evidence to what has been said below.

I've printed off the photographs and numbered them 1 – 27 (in red) then plotted the location of the ones we can accurately position on one of the attachments with a simple narrative. Also attached are two flood risk plans which show an area to the northwest of the site which crosses Hinckley road to the land opposite.

The plotted photograph positions seem to concur and prove the 'flooding map' to be correct.

Regards

Martin Ware
Commercial Director
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From: Ted Wake <ted.wake@travisbaker.co.uk>
Sent: Wednesday, April 3, 2024 11:25 AM
To: Martin Ware <martin@jm-h.co.uk>
Cc: Louie Kirk <louie.kirk@travisbaker.co.uk>
Subject: RE: Hinckley Road, Barwell

Morning Martin,

Many thanks for forwarding the photographic evidence provided during the recent flood events near the site. Whilst I'm sure anecdotal evidence from the residents will know more clearly how and where the run-off originates from, the OS data we have suggests the agricultural land to south west of the site is elevated when compared to Hinckley Rd and that run-off from these fields could be entering the highway from the public footpath opposite 106 Hinckley Rd. It would appear that the highway drainage system is unable to cope with additional run-off, which is then discharging northwards between 92/94 Hinckley Rd towards an existing ditch at the rear of their property boundaries.

Surface Water flood maps produced on behalf of the Environment Agency concur with the location of the flooding witnessed recently and supports the hypothesis above. Please note that the previous statements are based upon a desk study are not intended to apportion blame or responsibility for flood damage.

The application site is within the surface water catchment of the Hinckley Rd drainage discharging eastwards, away from the area of concern and is not considered to be a contributing factor. Furthermore, the development drainage system is designed to manage its own surface run-off, providing flood storage within the development boundary that protects the new residents whilst not exacerbating existing concerns to the wider area. New plot levels are also elevated slightly above existing ground levels to ensure that any flooding that might occur does not put new residents at risk.

Regards,

Ted Wake
Director

T: 0115 896 6655 M: 07860 926508 <http://www.travisbaker.co.uk/>

From: Martin Ware [<mailto:martin@jm-h.co.uk>]
Sent: 03 April 2024 09:00
To: Ted Wake <ted.wake@travisbaker.co.uk>; Louie Kirk <louie.kirk@travisbaker.co.uk>
Subject: Hinckley Road, Barwell
Importance: High

Morning Ted and Louie

I'm not sure if you were aware but a number of photographs of recent 'flooding' were uploaded against our latest planning applications, and we believe we need a comment from you please.

I've printed off the photographs and numbered them 1 – 27 (in red) then plotted the location of the ones we can accurately position on one of the attachments with a simple narrative. Also attached are two flood risk plans which show an area to the northwest of the site which crosses Hinckley road to the land opposite.

The plotted photograph positions seem to concur and prove the 'flooding map' to be correct.

Would you be able to state that you have reviewed this information and believe the recent 'flooding' positions relate to the historical mapping and have not been generated by the application site – which with it's SUDS drainage design will improve the run-off from this area.

The problem area appears to be a 'collection pond' to the north of the adjacent dwelling which overflowed resulting in the recent event – as a couple of the photo's indicate.

Regards

Martin Ware
Commercial Director

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