

Response to Lead Local Flood Authority Comments

Site-Specific Flood Risk Assessment (FRA)

1. Introduction

1.1 Purpose of the Report

This Site-Specific Flood Risk Assessment (FRA) has been prepared in support of a planning application for **the change of use of land for the siting of self-storage containers** (reference **25/00713/FUL**) within the administrative area of Hinckley & Bosworth Borough Council (HBBC).

The FRA has been prepared in response to comments from Leicestershire County Council as Lead Local Flood Authority (LLFA) and assesses the risk of flooding from all relevant sources. It demonstrates that the proposed development:

Will be safe for its lifetime,

Will not increase flood risk elsewhere,

Complies with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), and relevant local policy.

1.2 Site Location

Site address:	Ivy House Farm, Bilstone Road, Congerstone, Shackerstone, Nuneaton, Leicestershire, CV13 6LW
Local authority:	Hinckley & Bosworth Borough Council
Lead Local Flood Authority:	Leicestershire County Council
Site area:	Approximately 0.5 hectares

1.3 Proposed Development

The proposed development comprises the change of use of land for the siting of self-storage containers. Containers will be positioned on supports and raised above ground level. Permeable hardstanding will be installed across the site.

The development does **not** propose any buildings, permanent structures or enclosed spaces; nor any residential use, sleeping accommodation or permanent staffing.

The proposed use is therefore considered less vulnerable development in flood risk terms.

2. Planning Policy and Guidance

2.1 National Planning Policy Framework

The NPPF requires that development is directed to areas at lowest risk of flooding, does not increase flood risk elsewhere, and is safe for its lifetime.

This FRA has been prepared in accordance with these principles and the accompanying Planning Practice Guidance.

2.2 Hinckley & Bosworth Borough Council Policy

The proposals accord with HBBC Local Plan policies which seek to avoid inappropriate development in areas at risk of flooding, ensure development incorporates sustainable drainage solutions and manage surface water runoff to reduce flood risk and support climate resilience.

The Council supports the use of Sustainable Drainage Systems (SuDS) where appropriate, particularly for non-residential and low-intensity developments.

2.3 Leicestershire County Council LLFA Guidance

The FRA reflects LLFA standing advice, including use of permeable surfacing where practicable, avoidance of increased runoff rates and volumes, provision for safe exceedance during extreme rainfall events, and long-term maintainability of drainage features.

3. Site Description and Existing Conditions

3.1 Existing Site Use

The site currently comprises undeveloped agricultural land. There are no buildings or formal drainage systems present, although there may be agricultural field drains in place (mole drains or similar). The site is not known to have a history of flooding.

3.2 Topography

The site is generally sloping, with shallow gradients. Existing ground levels allow surface water to flow across the site without ponding to significant depths.

3.3 Geology and Ground Conditions

Based on publicly available mapping:

- Superficial deposits: Likely clayey soils typical of the wider Hinckley area.
- Bedrock geology: Mercia Mudstone Group.
- Groundwater vulnerability: Low to moderate.
- Groundwater levels: Assumed to be sufficiently deep to allow infiltration.

No infiltration testing has been undertaken; however, the proposed permeable surfacing provides attenuation even where infiltration rates are reduced.

4. Flood Risk Assessment

4.1 Fluvial Flood Risk

The site is located entirely within **Flood Zone 1** which represents a low probability of fluvial flooding, as illustrated at figure 1 below:

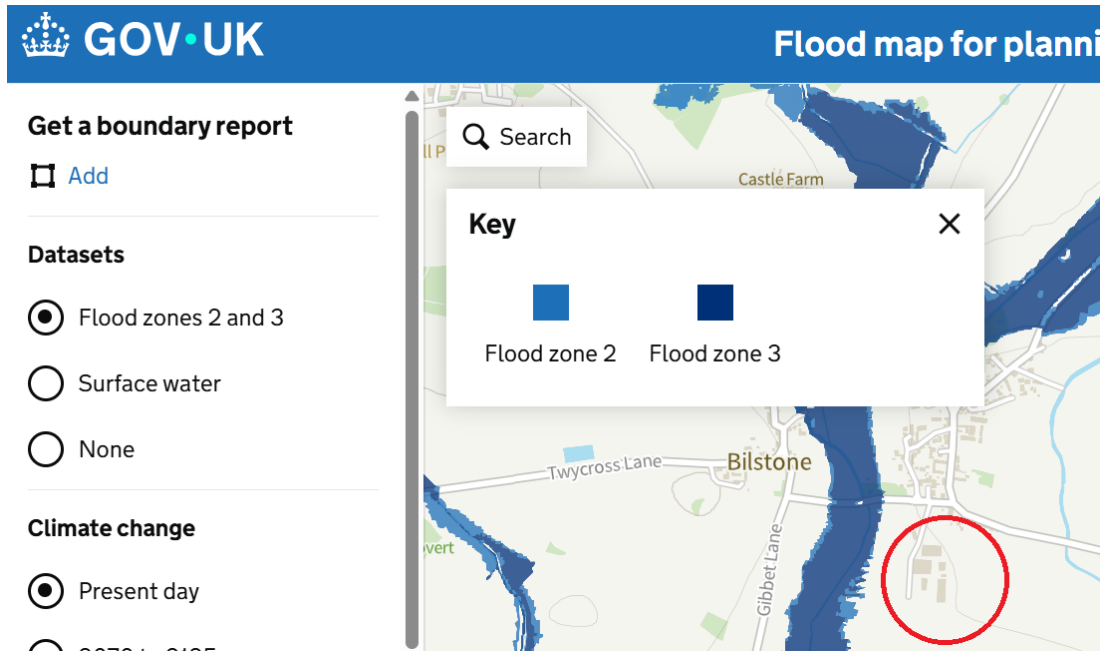


Figure 1 - flood zones 2 and 3 Source: Flood map for planning

No mitigation is required for fluvial flood risk.

4.2 Surface Water Flood Risk

Environment Agency Flood Map for Planning indicates that parts of the site are at risk of surface water flooding during:

- 1 in 30 year events,
- 1 in 100 year events,
- 1 in 1000 year events.

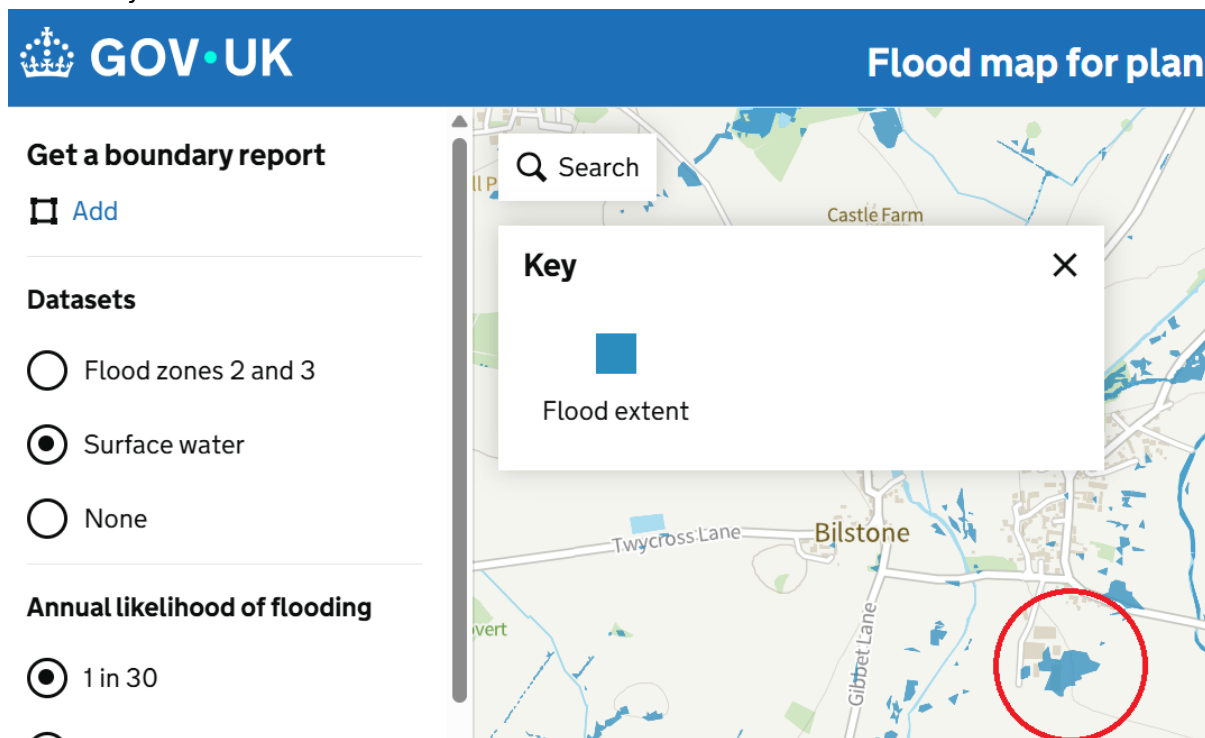


Figure 2 - surface water flood risk. Source: Flood map for planning

Surface water flooding is expected to be shallow, localised and associated with intense rainfall events.

The applicant acknowledges this surface water flood risk, and the development has been designed accordingly.

4.3 Flood risk from other sources

Groundwater flood risk is considered low, based on geology and lack of recorded incidents.

The site is not located within an area at significant risk of flooding from reservoir breach.

No public sewers are known to cross the site, and the development does not rely on connection to the public sewer network for surface water drainage.

4.4 Ordinary Watercourses

No ordinary watercourses or ditches are present within or immediately adjacent to the site. No works affecting watercourses are proposed.

Should future works be identified, consent under Section 23 of the Land Drainage Act 1991 would be sought as required.

5. Drainage Strategy and Mitigation Measures

5.1 Surface Water Management Strategy

The drainage strategy follows the SuDS hierarchy, prioritising:

1. Infiltration,
2. Attenuation,
3. Controlled discharge (if required).

5.2 Permeable Hardstanding

All operational areas will be surfaced with permeable materials.

The permeable sub-base will provide void storage (such as a Type-3 sub-base), attenuate surface water during extreme rainfall, and mimic greenfield runoff characteristics.

No impermeable lining is proposed.

5.3 Raised Storage Containers

Containers will be raised above ground level.

This ensures that surface water can flow beneath containers, ensures no obstruction to overland flow routes, and reduces any flood risk impacts.

5.4 Exceedance Flow Management

During rainfall events exceeding design capacity, surface water will remain within the site, flow across permeable surfaces following natural gradients, and not affect adjacent land or property.

No enclosed areas are proposed where water could accumulate to unsafe depths.

5.5 Runoff Rates

Post-development runoff rates will be greenfield equivalent or better.

The development will not increase runoff volume or rate beyond existing conditions.

6. Flood Risk to Users and Safety

The use is low intensity with intermittent access. There will be no sleeping accommodation or vulnerable users. Flood depths are anticipated to be shallow and slow-moving, and users can vacate the site during extreme rainfall events.

The development is therefore considered safe for users for its lifetime.

7. Impact on Flood Risk Elsewhere

The proposed development will not increase flood risk off-site, displace surface water onto neighbouring land, or increase demand on existing drainage infrastructure.

8. Maintenance and Management

Permeable surfacing will be maintained for the lifetime of the development.

Maintenance will include regular inspections, removal of debris and silt, and periodic cleaning.

Responsibility will rest with the site owner/operator, in accordance with DEFRA guidance and HBBC requirements.

9. Conclusion

This FRA demonstrates that:

- The site is appropriately located in Flood Zone 1,
- Surface water flood risk has been identified and acknowledged,
- Appropriate mitigation measures are proposed,
- The development will be safe for its lifetime,
- Flood risk elsewhere will not be increased.

The proposal is therefore compliant with the NPPF, Planning Practice Guidance, Hinckley & Bosworth Borough Council Local Plan, and Leicestershire County Council LLFA standing advice.