

Application address Land at Heath Road Bagworth Heath Bagworth Leicestershire		Planning ref. 25/00692/FUL	
		Our ref. 2025/0692/04/F	
Description Installation and operation of a ground-mounted solar farm with associated infrastructure for a period of 40 years		Consultation date 01/08/2025	
		Response date 28/08/2025	
Planning officer Laura Ashton		Reviewing officer Victoria Harrison- Johnstone	
Application type Full		Extension requested ☒	
Refer to standing advice ☐	Conditions ☐	Further consultation required ☒	Concerns ☐

Consultation checklist

No.	Description	Check
1	Location plan	☒
2	Proposed layout plan	☒
3	Evidence that the site can be drained	☐
4	Topographic and ground investigation details	☒
5	The total impermeable area pre and post development	☒
6	All potential flood risk sources have been identified and assessed	☒
7	Existing and proposed peak discharge rates	☒
8	Consideration of sustainable drainage systems	☒
9	Attenuation volume calculations	☐
10	Consideration of the maintenance and management of all drainage elements	☒

LLFA Key Observations and Advice

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the 3.19ha greenfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low to medium risk of surface water flooding. The site currently drains via a combination of overland flows into drainage ditches and then nearby watercourses located along the site boundaries and infiltration. The calculated total impermeable area of the site is 0.09% (or 155.36m²) of the proposed site development. The pre-development Qbar rate is calculated as 78.5l/s, post-development Qbar rate is calculated as 78.6l/s. The proposals seek to install a number of interception swales that intercept extreme flows to a volume of 58.30m³ and will gradually empty

by infiltration, evaporation and evapotranspiration, while providing runoff pathway management onsite.

MicroDrainage ICP Suds within the mean annual flood calculations states 19ha for the site area but the FRA initially states 3.19ha, but then in section 5.2 - pg. 30, it states 31.9ha, which is assumed to be a typo. There are also discrepancies for the total impermeable area of the site from 155.36m² to 171.98m², we ask that you check for consistency before resubmitting.

It's acknowledged that a drainage ditch / ordinary watercourse is proposed to be infilled along a 19m stretch; however, with the way the topography falls along that stretch of the site, it is not clear how the flows will drain to the drainage ditch to the east, as the land falls in the wrong direction.

The proposals do not adequately address compaction of the site over its lifetime. This is a key concern for these sorts of site as they will no longer be farmed and hardening of ground can result in increased surface water run-off volume. The applicant should consider options for preparing the site in advance of construction (such as chisel ploughing) and suitable planting which would reduce compaction risk, increase surface roughness and also provide additional biodiversity benefits.

In order to further mitigate the risk of compaction and the potential impact of climate change, the LLFA request additional/large swales are considered to provide additional storage within the site.

It is advised than any existing land drainage on-site may be severed during construction of the proposals. It is expected that connectivity of all existing land drainage be maintained with all areas draining to the same outfall point. This is to ensure that the land does not alter its characteristics in terms of its capacity to hold and drain water. Any removal of existing land drainage could result in the existing land being wetter, resulting in greater run-off during significant rainfall events.

Where the route of any proposed cables on or off-site is required to cross existing ditches, watercourses or culverts, the applicant is likely to require land drainage consent (refer to standing advice note 2 below).

Where cable runs are required below ground, the applicant should ensure that any existing below ground field drainage system can be reinstated as they were. Where cables, accesses (temporary or otherwise), and any other supporting works seeking to cross an existing watercourse or ditch, consent will be required from the LLFA (see Note 2 below). The LLFA require the points where consent will be required to be included within the surface water construction management details requested by condition below.

Leicestershire County Council as Lead Local Flood Authority (LLFA) advises the Local Planning Authority (LPA) that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage. In order to provide a substantive response, the following information is required:

- Revised flood risk assessment and drainage strategy to provide consistency for drainage calculations and size of site.
- Clarification of any cable routes on or off-site and identification of required watercourse/ditch crossings.
- Confirmation of whether there is any known existing field drainage within the site. Details of this should be submitted if known along with a methodology for dealing with these if any required cables (and other infrastructure) being laid will result in them being severed.

- Further consideration and mitigation of compaction risks.
 - Further surface water storage provision on-site to help mitigate compaction risk and climate change.
 - Provide additional information to show that the site can drain if the 19m section of existing ditch is infilled.
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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.

This consent does not consider local watercourse bylaws. It is the responsibility of the applicant to check if the local borough or district council has their own bylaws which the proposals will also need to consider.

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.