RESPONSE OF THE LEAD LOCAL FLOOD AUTHORITY TO CONSULTATION BY HINCKLEY & BOSWORTH BOROUGH COUNCIL

Application address All Cars Repaired 2 - 4 Queens Road Hinckley Leicestershire LE10 1EF		**Planning ref.**	26/00031/FUL
		Our ref.	2026/0031/04/F/R3
Description Demolition of existing garage and erection of 14 self-contained flats with ancillary car parking and landscaping		**Consultation date**	24/09/2026
		Response date	14/10/2026
Planning officer	Alex Jelley	**Reviewing officer**	Alisha Baskcomb
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 brownfield site is located within Flood Zone 1 being at low risk of fluvial flooding and a low risk of surface water flooding. The site proposes to discharge at 1 l/s via a green roof, bioretention areas/tree pits, permeable paving and an attenuation tank to a Severn Trent sewer.

Paragraph 2.18 in the Drainage Strategy states, “it is recommended that a survey is undertaken of any existing on-site private drainage arrangements to confirm the location of existing assets and if the site has an established drainage connection to the Severn Trent Water public combined

network that could be utilised". The LLFA requires confirmation that Severn Trent Water accept the connection into their sewer network.

It is understood that infiltration testing cannot be completed on site before site work begins due to the current site use. The LLFA can recommend a condition for infiltration testing, however the developer should be aware that if infiltration tests show it is feasible on site, the drainage strategy would need to be updated to make full use of available infiltration.

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 confirmation of Severn Trent Water acceptance in principle for the connection to their adopted sewer network is required.

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 Growth, Environment and Transport.