

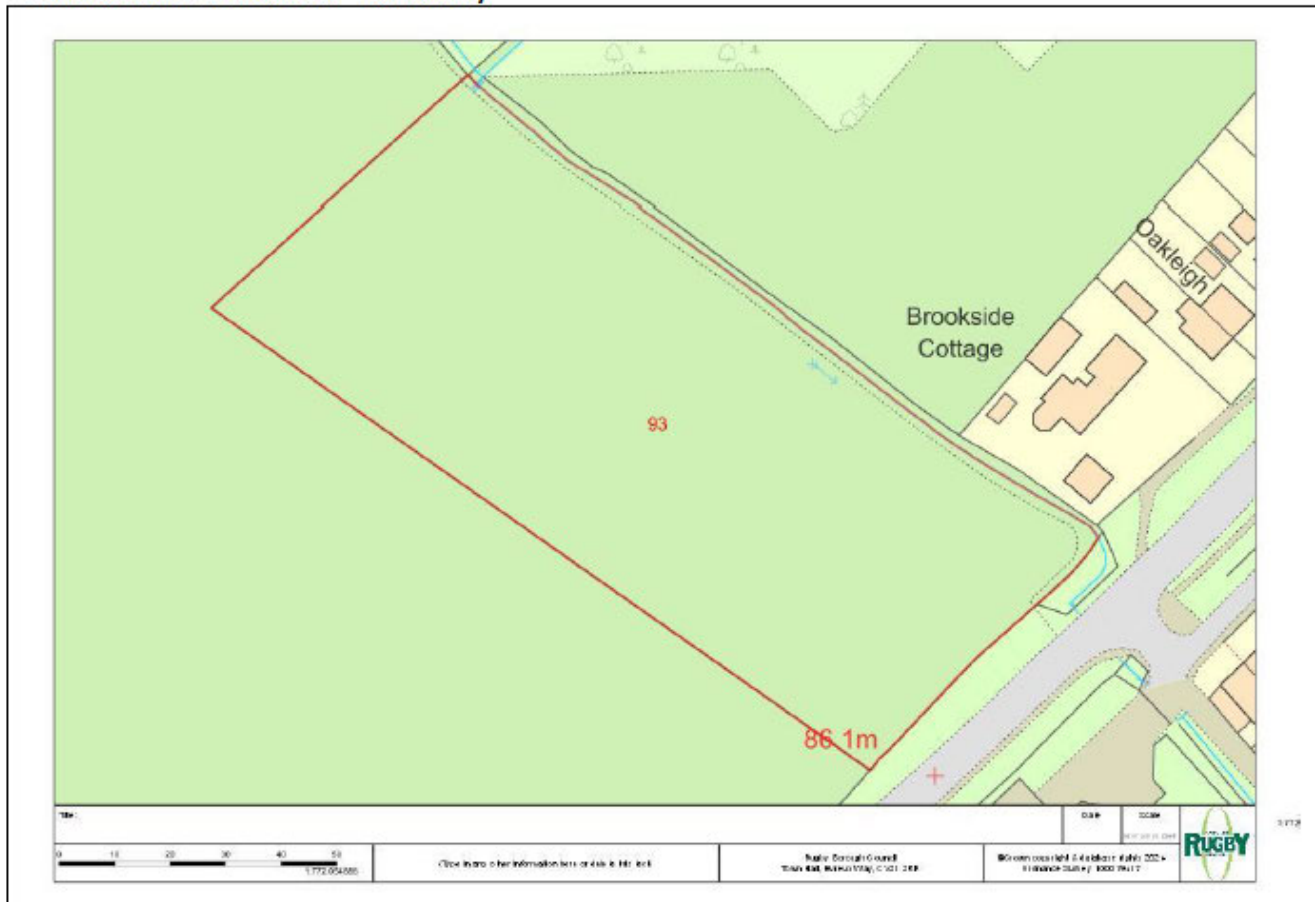
HELAA Response

Land Adjacent to Brookside Cottage, Ansty

Site reference: 93

Land adjacent to Brookside Cottage, Ansty

Conclusion: Discounted - suitability



Basic

Parish	Ansty	Ward	Revel and Binley Woods Ward
Current use	Pasture Land	Gross site area	0.8
Net site area	0.7	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	19
Green Belt/LGS	100%	Agricultural Land Classification	Grade 3

Conclusions

Available	yes - immediately
Achievable	Not evaluated
Suitable	No
Suitability commentary	Green Belt site. Partly adjacent settlement boundary but not well integrated with village. Large swathe of surface water flooding occurs within eastern portion of site.
Discounted?	True
Justification for discounting	Flood risk

The site in question is given reference 93 in the Rugby Borough Council Housing and Economic Land Availability Assessment (HELAA) 2025.

The site has been discounted due to Flood Risk.

The site can achieve between 9 – 22 dwellings as can be demonstrated in the various site plans attached (see following pages). There will likely be less than 22 due to separation distances and biodiversity net gain to be achieved however there is potential for residential development on the site and the access has been agreed in principle with the local Highways authority on multiple occasions.

The site is located in flood zone 1, which is an area with a low risk of flooding however the Environment Agency maps indicate the southeast corner of the site is susceptible to flooding from surface water. The planning application and appeal as below did resolve the flooding concern, and the following pages indicated that a technical approach can be achieved to alleviate flooding on the site to enable development.

R17/1976 Outline planning permission for the erection of 16 residential dwelling houses comprising of 11 market housing units and 5 local needs dwelling (all matters reserved except access). Resubmission for previously refused planning permission ref: R16/2058 dated 22/02/2017. Decision date: 18 July 2018

Appeal Ref: APP/E3715/W/18/3211527; May 2019

The inclusion of surface water attenuation, attenuation ponds, flood compensation storage, and adjusting of site levels for any development can address the flooding and development concerns. This information should be properly detailed in a Flood Risk Assessment that should be prepared to demonstrate the principals to accompany any planning application on the site.

Therefore the reason for discounting the site on flood grounds only should be discounted.

Letter from LLFA No Objection

Your ref: R17/1967
 Our ref: WCC001008 R2/FRM/HR/003
 Your letter received: 19/06/2018



Flood Risk Management
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05 July 2018

PROPOSAL: Outline planning permission for the erection of 16 residential dwelling houses comprising of 11 market housing units and 5 local needs dwelling (all matters reserved except access). (resubmission for previously refused planning permission ref: R16/2058 dated 22/02/2017)

LOCATION: LAND ADJACENT TO BROOKSIDE COTTAGE, HINCKLEY ROAD, ANSTY

APPLICANT:

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 19 June 2018. Based on the information submitted the LLFA has **No Objection** subject to the following conditions.

Condition

No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles, the approved FRA, Innervision Design (Nov 2017) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority in consultation with the LLFA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 40% (allowance for climate change) critical rain storm to the QBar Greenfield runoff rate of 5 l/s for the site.
- Demonstrate the provisions of surface water run-off attenuation storage in accordance with the approved FRA and the requirements specified in 'Science Report SC030219 Rainfall Management for Developments'.



*Working for
Warwickshire*

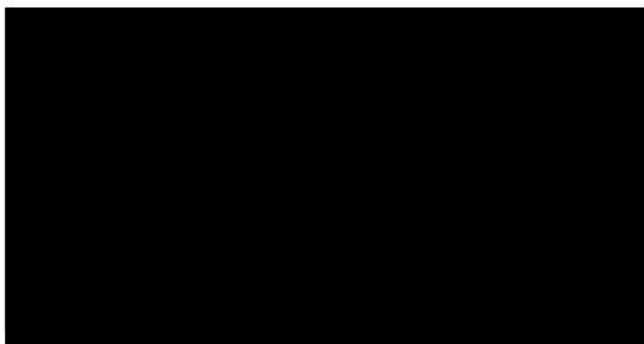
- Ensure finished floor levels are raised a minimum of 300mm above the 100 year flood event including an allowance for climate change (85.84m AOD).
- Provide compensation for the loss of any fluvial or surface water floodplain storage for the functional floodplain (up to 1 in 20 year return period for fluvial land 1 in 30 year return period for surface water).
- Demonstrate that the surface water drainage system(s) are designed in accordance with 'The SuDS Manual', CIRIA Report C753. Including drainage features as discussed within the FRA
- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Provide plans and details showing the allowance for exceedance flow and overland flow routing, overland flow routing should look to reduce the impact of an exceedance event.
- Provide a maintenance plan to the LPA giving details on how the entire surface water systems shall be maintained and managed after completion for the life time of the development. The name of the party responsible, including contact name and details shall be provided to the LPA.

Reason

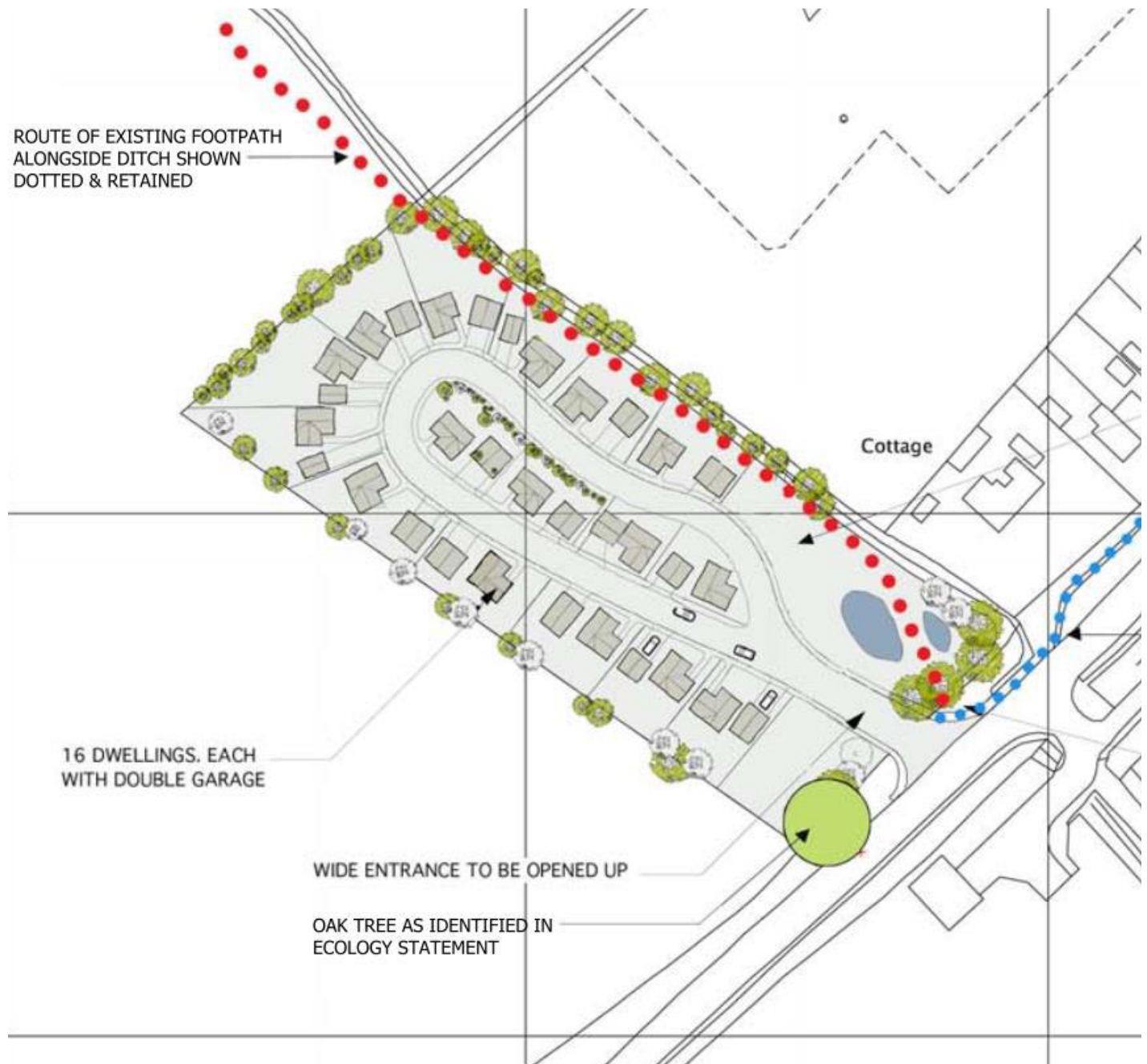
To prevent the increased risk of flooding; to improve and protect water quality; to improve habitat and amenity; and to ensure the future maintenance of the sustainable drainage structures.

Note to Applicant/LPA

1. Warwickshire County Council as the Lead Local Flood Authority does not consider oversized pipes or box culverts as sustainable drainage. Should infiltration not be feasible at the site, alternative sustainable drainage should be used, with a preference for above ground solutions.
2. Surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management. Sustainable Drainage Systems (SuDS) are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on-site as opposed to traditional drainage approaches which involve piping water off-site as quickly as possible.



Site Layouts



Layout showing 16 units with space to front for flood alleviation.



● PUBLIC RIGHT OF WAY-DIVERTED

● EXISTING PUBLIC RIGHT OF WAY

Layout showing 16 units with space to front for flood alleviation.



Layout showing 9 units with space to front for flood alleviation.



Layout showing 22 units with space to front for flood alleviation.