

Your ref: R25/0565  
Our ref: WCC003605/FRM/SL/001  
Your letter received: 01/09/2025



**SENT BY EMAIL**

Ms Nicola Smith  
Head of Growth and Investment  
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**FAO Lucy Davison**

22 September 2025

Dear Ms Smith

**PROPOSAL:** Outline application with some matters reserved for the demolition of all buildings and the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian/cycle access points, parking, landscaping, drainage features, open space, childrens play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road)

**LOCATION:** Land South East Of, Rugby Road, Clifton Upon Dunsmore

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 01 September 2025. Based on the information submitted the LLFA currently recommends refusal of planning permission and **objects** to the development based on the following reasons.

**Reason**

The information submitted with this application does not comply with the requirements set out in the National Planning Policy Framework<sup>i</sup> (NPPF) and supporting Flood Risk & Coastal Change guidance<sup>ii</sup>. Specifically:

- The details relating to the surface water drainage are insufficient.

The submitted information does not therefore allow a suitable assessment of the proposed development, considering flood risk and surface water drainage matters.

**Overcoming our objection**

You can overcome our objection by submitting further information which is detailed below. This information should provide details of the proposed surface water drainage considering the scale and nature of the development to ensure the site will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved we are likely to maintain our objection to the application.



*Working for  
Warwickshire*

At the 'outline' planning stage a the Surface Water Drainage Strategy should be developed to inform the masterplan or indicative site layout. This should be based on SuDS principles and provide opportunity to attenuate surface water runoff, improve water quality and provide amenity and biodiversity. This should be supported by suitable high-level calculations demonstrating the performance of the attenuation and that adequate space is provided.

Given the above, the following comments are made and further information required is outlined. This forms the basis of our current objection:

1. The proposed drainage strategy indicates an outfall into a nearby unnamed ordinary watercourse, which also falls within the ownership of the applicant. This ordinary watercourse is culverted under Houlton Way, before discharging into the Oxford Canal.
  - Provide further information of the ordinary watercourse and the proposed point of outfall, to demonstrate there is sufficient capacity and the ordinary watercourse is of sufficient condition to receive flows from the development. It should also be ensured that the channel, including any sections of culvert, are free flowing and cannot be blocked easily.
2. The topographic information provided (Topographical Survey Drawing Number 53046\_T Revision 1) does not include the extension of land to be utilised within the surface water drainage strategy beyond the point of attenuation basin no.1. Whilst invert levels and cover levels are present on the Illustrative Drainage Strategy within the Sustainable Drainage Statement (Revision P03 dated 11 July 2025), the viability of a gravity led outfall cannot be confirmed. Further topographic information for the whole red line boundary of the site should be provided and detailed consideration should be given to site levels to ensure a gravity solution remains feasible.
  - It is also noted that from the topographic information provided, the site raises along the southern boundary, where attenuation features are proposed to be located. Further information is required to ensure the suitability of the proposed placement of features. Indicative cross sections should be provided to show levels of attenuation features and associated inlets/ outlets and pipework, up to the proposed outfall into the ordinary watercourse.
3. Provide an assessment of SuDS features and their suitability for incorporating into the site as design progresses. The Sustainable Drainage Statement states that further water quality treatment will be provided through further SuDS features such as swales, permeable paving, rain gardens and tree pits. How will it be ensured that such above ground SuDS features will be incorporated into the site as design progresses?
4. Demonstrate that consideration has been given to any exceedance and overland flow routing. It should be recognised that exceedance can occur during any storm event due to a number of factors and such consideration should therefore not rely on calculations demonstrating no flooding.

We ask to be re-consulted with the results of any additional information. We will provide you with bespoke comments within 21 days of receiving formal reconsultation.

### **Flood Risk Sequential Test**

The aim of the Sequential Test is to steer development to areas with the lowest risk of flooding from **any/all** sources. This is set out in Paragraphs 174 & 180 of the NPPF with further guidance provided within the Flood Risk and Coastal Change PPG. Overall, the test should be applied by the LPA with the parameters such as the area of search determined by them.

The LLFA wish to highlight that

- It's agreed the site sits entirely within Flood Zone 1
- The development has largely very low surface water flood risk, with some areas of the site having low-high risk of surface water flooding due to localised depressions within the site

Overall, the LPA should make their own assessment as to the application of the Sequential Test.

### Advisory

The LLFA note the unnamed ordinary watercourse to be utilised within the surface water drainage strategy falls within the red line boundary of the development. As the ordinary watercourse discharges into the Oxford Canal, the applicant should ensure that where required, correspondence been made with Canal and River Trust.

### Informative

- a) Section 23 of the Land Drainage Act 1991 requires that before the erection or alteration of any obstruction to the flow in an ordinary watercourse, a written consent is obtained from the Lead Local Flood Authority (LLFA) for the area. These obstructions include, but are not limited to; culverts, mill dam, weir or like obstruction, or other similar structures. Further information on how to obtain Ordinary Watercourse Land Drainage Consent from Warwickshire County Council can be found [here](#).
- b) 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.
- c) The LLFA does not consider oversized pipes or box culverts as sustainable drainage. Where such attenuation is considered necessary, this should be supplemented with suitable above ground features such as green roofs, rain-gardens and tree pits to provide water quality, amenity and bio-diversity benefits.
- d) Reference is made to the LLFA's *Flood Risk Guidance for Development<sup>iii</sup>*. This was updated in June 2023 and provides further advice and guidance as to how surface water drainage proposals should be designed.

Yours sincerely

*Sophie Lynes*

Sophie Lynes  
Flood Risk Management Engineer

cc: Adrian Warwick - Fosse

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#### Documents Reviewed:

- Application Form\_-\_Amended\_v1\_Redacted
  - Topographical Survey Drawing Number 53046\_T Revision 1
  - Landscape and Visual Appraisal Dated July 2025 Version V4
  - Design and Access Statement dated July 2025
  - Flood Risk Assessment Revision P03 dated 31 July 2025
  - Land Use and Access Parameter Plan Drawing Number SK-02 Revision G
  - Location Plan Drawing Number P10-001 Revision E
  - Sustainable Drainage Statement Revision P03 dated 11 July 2025
  - Planning Statement dated June 2025
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N.B. On 10th January 2023, the Defra published<sup>iv</sup> “the Review for implementation of Schedule 3 to the Flood & Water Management Act 2010;” this recommended implementation of Schedule 3 which the government has accepted. Warwickshire County Council will take on the role of the SuDS Approval Body (SAB), you can read more about this on our website which we will be updating periodically.

<https://www.warwickshire.gov.uk/severe-weather/planning-and-sustainable-drainage/2>

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<sup>i</sup> [https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF\\_December\\_2023.pdf](https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf)

<sup>ii</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

<sup>iii</sup> <https://api.warwickshire.gov.uk/documents/WCCC-453486374-170>

<sup>iv</sup> <https://www.gov.uk/government/publications/sustainable-drainage-systems-review>