

From: Stuart Weller [REDACTED]
Sent: 31 July 2021 21:12
To: localplans@charnwood.gov.uk
Subject: Charnwood Local Plan 2021-37 (Pre-Submission Draft) Consultation
Attachments: Flood Letter.docx; Flood Evidence.pptx

Please find attached my comments with regards to the Charnwood Local Plan 2021-37 (particularly relating to the developments SW Loughborough, HA15 and HA16).

I attached a DOCX letter and a supporting PPTX file.

Please let me know if you have not received (or cannot open) the attachments.

Yours,

Stuart Weller

Stuart Weller



31st July 2021

Local Plans

Charnwood Borough Council
Southfield Road
Loughborough
LE11 2TX

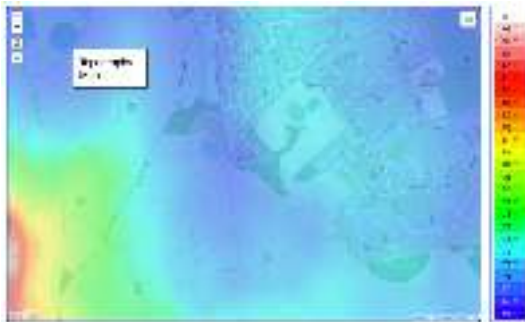
Dear Sir/Madam,

I am writing in reference to the planning proposals for Charnwood. More specifically the [2021-2037 pre-submission draft](#).

I do have concerns on the impact that these developments will have on the flooding, existing community and the countryside.

Impact on flooding

My biggest concern surrounds flooding. Your plan says that you will avoid "*high risk areas and steering development to areas at lower risk*" which is why I am surprised and concerned at your proposals to build on the land to the South West of Loughborough, towards Outwoods ("HA16" and "HA17" from the [Policies Map 1](#)).



The topography of the area is a natural bowl with soil that tends to pool the water.

Having been a resident in the area for a number of years I have observed, regularly (Oct-Apr), repeated flooding of the proposed area. The fields in this area are

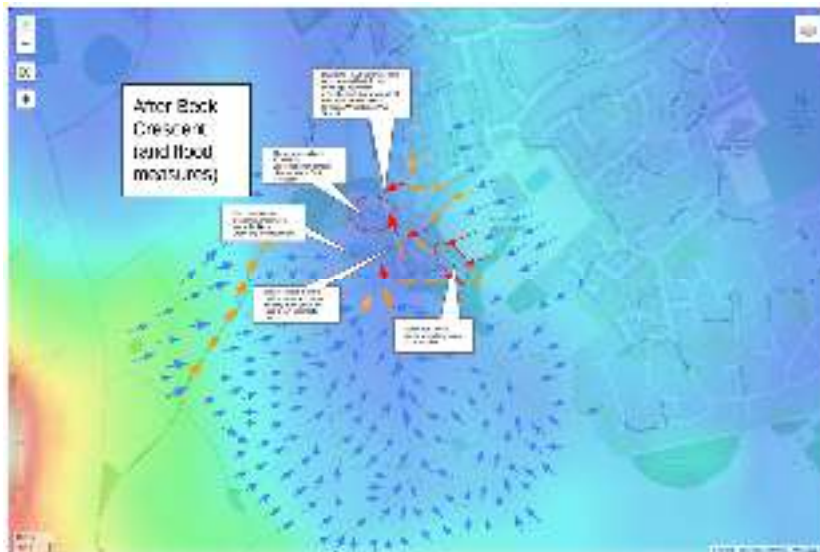
frequently knee height in water, Woodbrook path turns into a stream carrying water quickly from the high Outwoods area into the proposed area.

Local countryside paths are again knee height in flood water and the local stream (running parallel to Bramcote) frequently becomes perilously high.

However, as the flooding is kept within fields, the water attenuation is slowed and consistent. The fields simply remain boggy and unpassable for a few months.

Any sort of development in the area would affect the water attenuation and create peak run offs that simply would overwhelm existing drainage.

When planning was put in for Beck Crescent, I spoke to the developers (at a



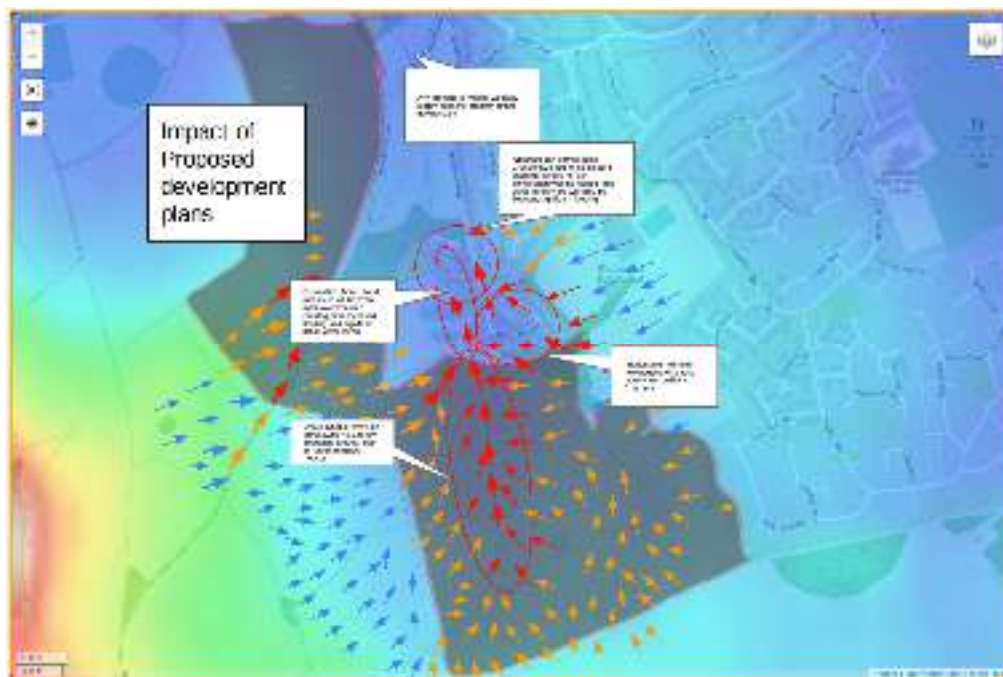
planning consultation event) and asked about the fact that the field they were planning to build on was boggy and known to flood. I was assured that flood

measures would be put in place that would mitigate any effect of the new development.

However, time has proven that these flood measures were completely insufficient. Since the development, the gardens in the far corner can be seen to flood. Additionally (and more concerning) is the fact that the run-off from Beck Crescent has caused the houses on Bramcote road to flood several times, as the additional run-off is not mitigated by the implemented flood measures. The extra run-off caused by Beck Crescent now overwhelms the drainage on Bramcote road.

The Beck Crescent development looks around 15x smaller than the proposed HA16 and HA17 plans, so I have legitimate and validated concerns that the developers are unable to mitigate the effects of the change in water attenuation caused by the development. Additionally, the new proposed development sits on steeper landscape meaning that the peaks will be even quicker and higher for water run-off, making it even more difficult to mitigate.

The new development will cause significantly higher and sharper peaks in the water run-off which will overwhelm much of the local area's drainage. The below (and PPT attached to this letter) follows the existing contours (arrows show flow direction) of the area and indicates likely areas of concern (although clearly, substrate type, hyper-local features and not least the specifics of the plans themselves will also affect this). However, using the above as an assumption, the existing brook is likely to be greatly impacted by the HA16 development. This brook already floods (even with the current steady water attenuation caused by the fields slowing much of the run-off), so is unlikely to be able to cope with the new demand of sharper higher peaks.



The existing drainage (specifically along Bramcote Road) is not sufficient (to prevent houses flooding) already and needs improving This is without considering the extra strain caused by new developments.

Areas around the lower end of Wood brook path also frequently flood (area around moat road park and on the other side of the path) and there is a temporary pond that forms every single year from October to April due to existing run-off from the areas currently proposed for HA15. Again, the drainage in the area is not sufficient, the proposed development in HA15 would have a significant, negative impact for this area.

Additionally, any improvements to flood defences is likely to simply push the problem downstream.

Put simply, the drainage in the existing areas is already insufficient.

These comments are all without taking into account the effect climate change is [already having on our weather](#). Building on this land with insufficient drainage, combined with the effects of climate change could mean catastrophic impacts for existing residents of Loughborough.

The land is a natural bowl. Significant investment into the existing drainage, sewerage and stream systems will need to be undertaken before any attempt to build in this land should be considered.

The government guidance states that “run-off from development should not increase flood risk elsewhere”. As witnessed, this did not happen on Beck Crescent, so how can you assure me that you will ensure that developers adhere to this for new developments?

- What constraints will you be imposing upon developers?
- How will you impose these constraints if the plans are split by multiple smaller developers (a common nefarious tactic to circumvent some infrastructure improvement obligations).
- Ultimately, what will happen if, like Beck Crescent, the situation is made worse?
 - Penalties for the developers?
 - Compensation for existing residents?
 - Will this be budgeted for?
- What plans do you have to improve the existing drainage?
- How will the drainage from the new development integrate with the existing drainage and sewers (to understand if it will add load to existing residential drainage)

I simply cannot understand how any developments in this area can be considered given the existing flooding issues and your own policy of directing developments to less risk areas.

Impact on existing community

I do not wish to be dismissed as a “NIMBY” but as a local resident there will be a natural nervousness about any change to the balance of the community. The “Forest Side” of Loughborough enjoys relatively low crime rates, low noise and housing that benefits from fairly buoyant house prices. I’d be concerned if the housing developments in any way jeopardise this (without seeing the formal plans it’s hard to comment). So, I would like to understand whether the character of the surrounding area be considered when developing on HA15 and HA16?

Importance of countryside

It also shouldn't be ignored that the developments are in a beautiful area of the countryside that many dog walkers, cyclists, runners, walkers enjoy. It is genuinely sad to think of the important piece of countryside being lost forever.

Summary

Despite my nervousness about the impact to the community and disappointment at losing countryside, my main objection remains the impact the developments will have upon drainage, sewers and flooding in an already stretched drainage system during worsening weather due to climate change.

I would appreciate that my comments and questions are considered and answered.

Sincerely,

Stuart Weller

