GROUND CONDITIONS – WHY THIS MATTERS

Simple Summary

- The land around Frolesworth Road is not suitable for normal drainage.
- The ground is heavy clay, so water does not soak away.
- Water sits on the surface or runs off quickly.
- New development will push more water into drains, ditches and sewers that are already struggling.

What We Know (From Evidence)

1. Clay Ground Stops Water Soaking Away

- The soil is clay-heavy.
- Clay acts like a barrier, not a sponge.
- Water cannot drain naturally into the ground.
- Soakaways are not a viable drainage solution.

2. Water Has Nowhere to Go

- Rainwater must be redirected into drains, ditches, culverts and sewers.
- These systems in Broughton Astley are already under pressure.

3. Increased Flood Risk

- Water flows faster and builds up quicker.
- It overwhelms drainage systems downstream.
- This leads to surface water flooding and pooling.

4. Impact on Sewers

- Overloaded drainage systems push water into sewers.
- Sewers can overflow or back up.
- This can cause flooding and pollution at the same time.

5. The Problem with ‘Greenfield Runoff’ Claims

- These are theoretical calculations.

- They assume ideal conditions.
- They do not reflect clay ground or existing flooding issues.

Why This Is a Serious Issue

- Planning rules require development to be safe for its lifetime.
- Development must not increase flood risk elsewhere.
- Decisions must be based on real evidence.
- If the ground cannot drain properly, these requirements are not met.

Simple Way to Understand It

Think of the land like concrete instead of soil. Water cannot soak in, so it runs across the surface and into the drainage system. Adding hundreds of houses increases the amount of water entering an already struggling system.

Example Objection You Can Use

I object to this development due to unsuitable ground conditions. Evidence shows the land consists of clay soils which prevent infiltration, meaning soakaways are not a viable drainage solution. As a result, surface water must be discharged into existing drainage systems that are already under pressure. This will increase runoff in reality and worsen existing flooding and sewer issues. Approving development under these conditions conflicts with national planning policy which requires developments to be safe and not increase flood risk elsewhere.

Final Message

This is not about stopping development. It is about making sure infrastructure is in place first to protect homes, people and the environment.