



**BRASCOTE LANE, NEWBOLD VERDON
LLFA COMMENT RESPONSE
2025/0356/04/Fdis/R2
17.09.2025**

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This document has been prepared in response to the Local Lead Flood Authority (LLFA) requirements outlined by Leicestershire County Council (LCC) concerning planning application reference 2025/0356/04/Fdis/R1 for the Land East of the Windmill Inn, Brascote Lane, Newbold Verdon.

The additional information requested by the LLFA is summarised as below:

- Private drainage details including levels – **provided**
- Hydraulic calculations including a surcharged outfall scenario to reflect the conditions when the Thurlaston Brook is in flood – **provided**
- Catchment area plan – **provided**
- Flood flow routing plan including proposed levels, fall directions, finished floor levels etc. – **provided**
- Construction details of the proposed sustainable drainage features including attenuation basins, flow control chamber and permeable paving. Where the attenuation basins are set above the existing natural ground, details of the geotechnical design of the embankment. – **provided**
- Section 104 agreement (if relevant) – **provided**

The LLFA has provided the following comments with the design responses written in red.

Private Drainage Levels:

- “As previously advised – Private drainage levels for Plots 42 to 45 are below the top water level of the receiving manhole S20 (following amendments, this has been increased further to 127.030mAOD). The response from Travis Baker advises that this is not the case, however, ACO drainage for the shared driveway of Plots 45 and 25 are set to 125.900mAOD and below the 1 in 126.187mAOD. The finished floor level of Plots 42 to 44 is below the top water levels of S20.”
The private drainage serving Plots 42 – 45 has been redesigned to outfall into manhole S21, which has a lower top water level. This ensures that all private drainage and FFLs are now set above the relevant top water levels, resolving the problem.
Private drainage, drainage layout, and drainage area plan have been updated to show these changes.

Flood Routing:

- “As previously advised, a large volume of flooding (was 43m³ which has now reduced to 31m³) is shown to flood from manhole S38 during the design flood event. When reviewing the flood flow routing plan, the Travis Baker flood flow routing is pointing uphill to the east of Plot 185. Despite assurances from Travis Baker that water will be retained within the carriageway, the LLFA remains concerned that this issue is being lightly dismissed. Based on the advised upstand of 25mm bullnose kerbs and for simplicity assuming a flat surface in the low spot, a flood volume of 31m³ would cover an area of 0.124ha. There is insufficient capacity to store this volume within a relatively small section of carriageway. The LLFA remains concerned at the risk posed to Plots 183 to 185 and Plots 145 to 150 which sit lower than the height of required water to pass over the crest of the carriageway. Please review the flood routing plan and amend levels accordingly.”
The private drainage network has been adjusted to prevent flooding at manhole S38 during the 1-in-100-year flood event. As there is no longer any flooding to this manhole, the LLFA concerns should be addressed.
Private drainage and drainage area plan have been updated to reflect these changes.

Sustainable Drainage strategy:

- “Travis Baker have advised that there will be no permeable paving used within the site. To mitigate this and ensure the proposals result in no discharge for the first 5mm of rainfall please remove the low flow channels from the basins and lower their bases to maximise the opportunity for water to infiltrate to the ground / evaporate during low order rainfall events.”
The low-flow channels have been removed from the basins, and the basin bases have been lowered to maximise infiltration and evaporation during low-order rainfall events.