

All Cars Repaired, 2-4 Queens Rd, Hinckley
**Additional Drainage Information (including Indicative
Drainage Strategy) – June 2026.**

The LLFA have requested additional drainage information to support the current planning application for 14 flats at this site (Ref: 26/00031/FUL).

The LLFA in their most recent comments dated 2/6/26 require the following information in the form of a detailed surface water drainage strategy including:

1. Information on impermeable areas pre and post development

The existing site contains a garage building covering approximately 80% of the site with the remaining area comprising a sealed forecourt – therefore the existing site is 100% impermeable.

The proposal will demolish the existing buildings and remove the tarmac from the forecourt.

The proposed scheme involves a new building covering approximately 45% of the site, leaving the rest of the potentially available for landscaping, permeable paving and Suds measures.

Indicative Drainage Strategy.

This is shown on the attached plan and comprises a combination of the following measures:

- Rain gardens and Swales (small depressions in the ground) to contain and hold water run-off – shown on submitted layout plan (copy attached)
- Underground Crate system to hold water run-off from the roof and in the event that the Rain Garden and Swale becomes overloaded (size tba). There is also sufficient room below the car parking area to significantly enlarge the crate system if required
- Permeable paving will be used for all areas of the site used by vehicles – access driveways, parking areas and turning areas
- The surface water run-off in the underground crate system will be allowed to leave the site by draining into the existing drainage system in Queens Rd. The flow rate will be constrained to Greenfield run-off rates or below, using a Vortex Flow Control Chamber positioned close to the site boundary, to ensure that the existing drainage system is not overwhelmed during excess rainfall events. The final flow rate will be agreed in the detailed design. Oversized pipes can also be used inboard of the control chamber to further retain water within the site

The final design will establish exactly the detailed design of the drainage system, but the above has been provided to give the LPA comfort that there is sufficient room on

site to enable a properly functional SUDs system to be provided as part of this development proposal.

2. Existing and proposed peak discharge rates (QBAR greenfield run off rates are required post development, see advice note 4 below)

To be confirmed in the detailed design of the drainage system to be provided at a later date. The peak discharge rates will be at or below greenfield run-off rates (TBC) to prevent surcharging the existing sewers

3. Consideration of sustainable drainage systems

Please see Indicative Drainage Design details contained in Point 1 above and the submitted layout plan.

4. Attenuation volume calculations including climate change allowance of 40% and location of such attenuation features

To be confirmed in the detailed design of the drainage system to be provided at a later date. The volume calculations and exact location of attenuation features will be set out in the detailed drainage design (TBC)

5. Information regarding a viable outfall under developer control or with prior approval from STW is also required

The site is an existing repair garage with permission to discharge into the sewers.

Full approval from STW will be sought for the detailed drainage design.

6. Topographical and ground investigation details.

A Topographical Survey has already been provided (contained as a layer in the site layout plan). The site slopes gently downwards from North to South. (see copy attached)

The site is currently a working garage with many vehicle movements and parking requirements. There is literally no room to allow space for a water percolation test to be carried out given the current intensity of use of this site.

7. Consideration of maintenance requirements and access for the SuDS proposed on site.

All common areas within the development will be maintained by a Management Company, who will maintain the landscaped areas including the SUDs features, for the lifetime of the development.

Commentary on LLFA Requirements.

Interestingly HBBC Drainage raised no objections to the proposal subject to a pre-commencement condition requiring the details drainage design (including SUDs features) to be agreed.

This is the route that the applicant wishes to follow and this additional information has been provided so that HBBC Drainage and the LLFA are comfortable that an appropriate drainage system can be designed that meets their requirements.