

25080-TDC-XX-XX-TN-Z-0001-P01

Subject: Technical Note covering LLFA comments relating 25/00971/REM dated 12.11.2025

|                  |   |              |    |
|------------------|---|--------------|----|
| Project Number:  | 25-080  | Author:      | JD |
| Project Address: | Land To The South West of Lutterworth Road, Burbage | Checked By:  | xx |
| Date:            | 12 <sup>th</sup> January 2026                       | Approved By: | xx |

## 1.0 INTRODUCTION

1.1.1 This Technical Note has been prepared to provide responses to the queries raised by the LLFA within their planning consultation response dated 12.11.2025 in reference to the Reserved Matter Planning application reference 25/00971/REM.

1.1.2 The LLFA comments on the application as follows:

1.1.3 *Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the site is located within Flood Zone 1 being at low risk of fluvial flooding. The applicant has proposed to discharge surface water drainage at 5.1l/s via permeable paving and an attenuation basin discharging into an ordinary watercourse at the site southwestern boundary.*

*Limited source control SuDS has been proposed for use on site. The New National Standards for SuDS (NSS) requires the retention of the first 5mm of rainfall on-site, and NPPF pushes for SuDS on all major applications. While the outline approval predates these requirements and will not be applied in full in this instance, the LLFA still expect additional source control features such as permeable paving, rain gardens, tree pits etc. to be provided on site in order to minimise increases in discharge volume from the site. While some permeable paving has been included on the plans this, is only in limited locations. Permeable paving should be used on all shared driveways and private drives unless demonstrated to not be viable or appropriate. As this reserved matters application looks to fix the layout of the site this information needs to be included at this stage.*

1.1.4 A copy of the LLA comments is contained within Appendix A.

## 2.0 DESIGNER RESPONSE

2.1.1 Additional permeable paving has been added to all private drives and shared drive areas. This is to be Type B permeable paving to allow the water to infiltrate into the ground when possible although the design will not rely on infiltration and will contain a perforated pipe to provide a positive outfall to all areas.

2.1.2 Runoff from roof area will include two stages of treatment. Initial treatment will be provided in catch-pits and trapped gullies as part of the conventional drainage network serving the site, which will act to remove sediment. The second stage will be treatment via the sediment forebays as part of the attenuation basin. Private shared drive will drain via permeable paving which breaks down hydrocarbons through in-situ processes with the second stage of treatment will be provided by retention of surface water in the sediment forebay and above ground SuDS feature. The perforated pipe treatment trench below the voided stone will also act to filter surface water runoff to facilitate the further removal of sediment and pollutants. Pollutants from the driveway areas will be treated through the use of permeable block paving which is known for holding and breaking down hydrocarbons through biodegradation.

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- 2.1.3 The first 5mm of drainage will be retained on site through the wetting of material, infiltration into the subsoil through permeable paving where conditions allow, filling of catchpits and sumps and finally vegetation uptake within the above ground SuDS feature.
- 2.1.4 It is proposed that the filter drains to the perimeter of the shared drives be retained to capture overland flows in the event of an exceedance event,
- 2.1.5 The updated drainage strategy plans and drainage maintenance plans are within Appendix B.
- 2.1.6 In conclusion, it is considered that this report and accompanying design information located within the appendices contains sufficient information to secure the approval for the drainage works at the above site.

## APPENDIX A – LLFA COMMENTS

|   |  |
|---|--|
| <b>Application address</b><br>Land To The South West Of Lutterworth Road<br>Burbage Leicestershire  | <b>Planning ref.</b> 25/00971/REM  |
|   | <b>Our ref.</b> 2025/0971/04/F   |
| <b>Description</b><br>Approval of reserved matters (appearance, layout, scale and landscaping) of outline planning permission 21/00502/OUT for the construction of 77 residential dwellings | <b>Consultation date</b> 16/10/2025                                      |
|   | <b>Response date</b> 12/11/2025  |
| <b>Planning officer</b> Alex Jelley   | <b>Reviewing officer</b> Danielle Degville                               |
| <b>Application type</b> Reserved Matters  | <b>Extension requested</b> <input checked="" type="checkbox"/>           |
| <b>No concerns</b> <input type="checkbox"/>   | <b>Further consultation required</b> <input checked="" type="checkbox"/> |

### **Lead Local Flood Authority Key Observations**

Leicestershire County Council as Lead Local Flood Authority (LLFA) notes that the site is located within Flood Zone 1 being at low risk of fluvial flooding. The applicant has proposed to discharge surface water drainage at 5.1l/s via permeable paving and an attenuation basin discharging into an ordinary watercourse at the site southwestern boundary.

Limited source control SuDS has been proposed for use on site. The New National Standards for SuDS (NSS) requires the retention of the first 5mm of rainfall on-site, and NPPF pushes for SuDS on all major applications. While the outline approval predates these requirements and will not be applied in full in this instance, the LLFA still expect additional source control features such as permeable paving, rain gardens, tree pits etc. to be provided on site in order to minimise increases in discharge volume from the site. While some permeable paving has been included on the plans this, is only in limited locations. Permeable paving should be used on all shared driveways and private drives unless demonstrated to not be viable or appropriate. As this reserved matters application looks to fix the layout of the site this information needs to be included at this stage.

Leicestershire County Council as the LLFA advises the LPA that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage. In order to provide a substantive response, information regarding locations of permeable paving and/or other source control SuDS on site as noted above needs to be provided.

Note: Reserved matters applications are reviewed by the LLFA in relation to details such as 'access', 'appearance', 'landscaping', 'layout' and 'scale' only, in line with article 2 of the Town and Country Planning Order 2015. This response does not consider any surface water specific conditions which must be consulted on separately once the reserved matters are approved by the LPA.

## **Standing Advice to the Local Planning Authority**

### **1. Standing Advice – National Planning Policy Framework**

When determining planning applications, the local planning authority should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where informed by a site-specific Flood Risk Assessment (FRA) confirming it will not put the users of the development at risk. Where an FRA is applicable this should be undertaken in accordance with the requirements of the National Planning Policy Framework and accompanying Planning Practice Guidance.

### **2. Standing Advice – Consent**

Where there are any works proposed as part of an application which are likely to affect flows in an ordinary watercourse or ditch, the applicant will require consent under Section 23 of the Land Drainage Act 1991. This is in addition to any planning permission that may be granted.

Guidance on this process and a sample application form can be found via the following website:  
<http://www.leicestershire.gov.uk/flood-risk-management>

Applicants are advised to refer to Leicestershire County Council's culverting policy contained within the Local Flood Risk Management Strategy Appendix document, available at the above link. No development should take place within 5 metres of any watercourse or ditch without first contacting the County Council for advice.

### **3. Standing Advice – Maintenance**

Note that it is the responsibility of the Local Planning Authority under the DEFRA/DCLG legislation (April 2015) to ensure that a system to facilitate the future maintenance of SuDS features can be managed and maintained in perpetuity before commencement of the works.

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Additional information and guidance is available here:

<https://www.leicestershire.gov.uk/environment-and-planning/flooding-and-drainage/>

*Note: Response provided by the Lead Local Flood Authority under the delegated authority of the Director of Environment and Transport.*

## APPENDIX B – DRAINAGE LAYOUT & MAINTENANCE PLANS



NOTES

1. This drawing is PRELIMINARY only and is not to be used for Construction.

2. This drawing to be read in conjunction with all other relevant Engineers and Architect's details.

3. All work is to be carried out in accordance with the current British Standards, codes of practice, building regulations and with Sewerage Sector guidance.

4. The exact position, level, size and use of existing sewers to be confirmed on site. Any discrepancies to be reported to the Engineer prior to commencement of works.

5. All uncovered and shallow pipework to be protected against construction traffic as part of the Contractors temporary works requirements.

6. All connections to road gullies and channels shall be 150mm nominal bore pipework.

7. All pipework to be U-PVC type in accordance with WIS 4-35-01 unless otherwise noted.
8. All pipes connecting to adopted manholes up to and including 300mm dia. to be Wavin Ultrarib or similar approved.

9. All pipes connecting to adopted manholes greater than 300mm dia. to be Concrete or approved U-PVC.

10. All pipework entering and exiting manholes to be connected with pipe soffits level.

11. All works are to be to the satisfaction of the Engineer, Building Officer, Severn Trent Water, local authority Highway & Flood Planning Officer.

12. All in situ services and drainage networks are to be located and protected as necessary by the Contractor prior to the commencement of the works.

13. For all surface treatments and finishes refer to the Architect's details and specifications.

Drainage Strategy Summary

1. Drainage Principles

1.1. Single SW drainage system for Private areas and Adoptable highway. Network to be adopted by STW and LCC.

1.2. Gravity sewer with connection and outfall to existing watercourse.

2. Existing Site Conditions

3. SW Outfall

3.1. Connection to unnamed watercourse to western site boundary.

4. Infiltration

4.1. Infiltration is not feasible on site, due to underlying geology.

5. SW Drainage Design

5.1. A system of gravity sewers is proposed to convey surface water catchment to unnamed watercourse to western site boundary.

5.2. The SW discharge is to be restricted to 434l/s/ha, and attenuated via an online SuDS detention basin.

5.3. Filter drains are to be installed on the majority of shared drives.

5.4. The SuDS detention basin is to include features to control the pollutant risk, including, on line basin, sediment forebay, reed beds and bio-retention areas.

6. FW Drainage Design

6.1. Private gravity outfall at: within Flanders Close, and a Private Foul Water Pumping Station at the western site boundary.

6.2. All foul drainage on site to be private owned.

6.3. Locations for discharge agreed with STW.

7. Maintenance

7.1. As per SuDS manual guidance, as shown in table.

8. Pollution Control

8.1. Simple index method assessment as per SuDS Manual C753.

8.2. Total mitigation indices exceed pollution hazard indices.

8.3. Proposed SW strategy adequately mitigate pollutant risk.

Minimum pipe cover to soffits to be per the Sewer Sector Guidance Appendix C BS 1.7:

- ◊ 0.35m - domestic gardens and pathways without vehicle access
- ◊ 0.5m - domestic driveways, parking areas and yards for vehicles
- ◊ 7.5T gross weight
- ◊ 0.9m - domestic driveways, parking areas, shared spaces with limited access for vehicles >7.5T gross weight
- ◊ 0.9m - agricultural land and public open space
- ◊ 1.2m - highway and parking areas with unrestricted access for vehicles >7.5T gross weight

Any pipes with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround.

Internal foul drain pipe minimum gradients:

- ◊ 1.80 from SVP & WC to IC
- ◊ 1.40 from Basin & Sink to IC

Refer to Architect's/M&E drawings for pipe sizes and setting out information.

Maximum Drainage Access Chamber Depths:

- ◊ Ø315mm PPIC - 1.2m - Type 4 (BS EN 13598-2)
- ◊ Ø450mm PPIC - 3.0m - Type 3/4 (BS EN 13598-2)
- ◊ Ø600mm PPIC - 3.0m - Type 3 (BS EN 13598-2)
- ◊ Ø1200mm Concrete - 5.0m (with standard detail)

All drainage to be constructed in accordance with Sewer Sector Guidance and Building Regulations Part H.

All CCTV, trace and level survey of the as-built drainage to OS Datum and Grid is to be undertaken by the Contractor and provided to the Engineer for final approval.

Sewer details shown have been taken from Severn Trent Water sewer records. Contractor to validate drainage locations and levels prior to commencement of the works.

Construction Note:

It is essential that new drainage associated with the development is laid from the outfall(s) into the site. This is essential to avoid unforeseen obstructions along drainage route (such as unrecorded services). If the drainage is laid from the site out to the outfall, it can result in significant abortive works and costs for the Contractor to relay and overcome such obstructions.

|  | Land Use  | Total Suspended Solids | Metals | Hydrocarbons |
|--|---|------------------------|--------|--------------|
| Site Hazard Risk                           | Individual property driveways, residential car parks, low traffic roads (eg out-de-sacs, homezones and general access roads) and non-residential car parking with infrequent change (eg school off-streets) <= <300 traffic movements/day | 0.5                    | 0.4    | 0.4          |
| Mitigation indices of proposed SW strategy | Filter Strips   | 0.4                    | 0.4    | 0.4          |
|  | Detention Basin   | 0.5                    | 0.5    | 0.6          |
|  | Is Total Mitigation greater than Risk?  | TRUE                   | TRUE   | TRUE         |



PLANNING

- General Notes
1. DO NOT SCALE.

2. This drawing is to be read in conjunction with all other relevant drawings and details.

3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.

4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the contractor commence site work prior to such approval being given, it is entirely at his own risk.

5. Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/conservation negotiations.

6. All dimensions are in millimetres unless otherwise stated.

NOTES

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3. All work is to be carried out in accordance with the current British Standards, codes of practice, and building regulations.
4. For all surface treatments and finishes refer to the Architect's details and specifications.
5. Based on Topographical Survey drawing reference S3409/01 undertaken by NUC Surveys dated April 2022.

LEGEND

- Development Boundary

S104 Surface Water Sewer

Private S50 Foul Water Drain

Private S50 Foul Water Rising Main

Flow Control Chamber (Discharge Rate as noted)

Sewer Easement - 2.5m from pipe centre

Foul Pumping Station Easement - 5.0m from trees or boundaries, 7.0m from dwellings

Private Lateral Chamber Ø1200

Private Surface Water Filter Drain

SuDS Detention Basin
  - ◊ Vegetated (1:3 slopes)
  - ◊ Sediment Forebay with Permeable Bund
  - ◊ Low Flow Channels
  - ◊ Permanent Pond (450mm deep with 1:4 slopes)

Type B Permeable Paving with catchpits and perforated pipe collector drains and positive outfall into surface water drainage network

Surface Water Network Summary

Allowable Runoff : 5.10l/s (4.34l/s/ha)

Impermeable Area : 11,734m² or 1.173ha  
(7,976m² Road + 5,435m² Plots and Externals)

Impermeable Area inc 10% UC : 13,411m² or 1.341ha

Note: 10% Urban Creep applied to all development areas within hydraulic model and does not include adoptable roads.

Note: Outfall discharge rate and location point taken from Rodgers Leask FRA 19409-RL-20-XX-RP-C-001 dated November 2020.

|       |  |          |    |       |      |
|-------|--|----------|----|-------|------|
| P02   | Updated to suit LLA comments dated 12.11.2025, permeable paving added and legend updated | 12.01.26 | JD | DS    | DM   |
| P01   | Planning Issue   | 29.09.25 | JD | DS    | DM   |
| Issue | Description  | Date     | By | Check | Appr |

THE DAVEY CORPORATION

civil | structural | highways | flood risk

8 BROWNS ROAD  
RUSBY CV21 4BT  
01788 336353  
www.daveycorp.com

Drawn: DM  
Checked: JD  
Date: September 2025  
Scale: 1:500 (p.40)  
Status: Planning

Job: Burbage Field Farm, Bulfrillan Lane, Burbage

Title: Drainage Overview Sheet 1 of 2

| Drawn | Checked | Date           | Scale        | Status   |
|-------|---------|----------------|--------------|----------|
| DM    | JD      | September 2025 | 1:500 (p.40) | Planning |

25080-TDC-XX-ZZ-DR-C-5220-P01

SAFETY, HEALTH AND ENVIRONMENTAL HAZARD INFORMATION BOX

THE HAZARDS NOTED BELOW ARE IN ADDITION TO THE NORMAL HAZARDS AND RISKS FACES BY A COMPETENT CONTRACTOR WHEN DEALING WITH THE TYPES OF WORKS DETAILED ON THIS DRAWING.

CONSTRUCTION RISKS

LIVE DRAINAGE

LIVE SERVICES

LIVE HIGHWAY

MAINTENANCE / CLEANING RISKS

NONE RELEVANT TO THIS DRAWING.

DEMOLITION RISKS

NONE RELEVANT TO THIS DRAWING.



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Drainage Strategy Summary

1. Drainage Principles

1.1. Single SW drainage system for Private areas and Adoptable highway. Network to be adopted by STW and LCC.

1.2. Gravity sewer with connection and outfall to existing watercourse.

2. Existing site Conditions

2.1. Greenfield development

2.2. SW Outfall

3.1. Connection to unnamed watercourse to western site boundary.

4. Infiltration

4.1. Infiltration is not feasible on site, due to underlying geology.

5. SW Drainage Design

5.1. A system of gravity sewers is proposed to convey surface water catchment to unnamed watercourse to western site boundary.

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6. FW Drainage Design

6.1. Private gravity outfall at: within Flanders Close, and a Private Foul Water Pumping Station at the western site boundary.

6.2. All foul drainage on site to be private owned.

6.3. Locations for discharge agreed with STW.

7. Maintenance

7.1. As per SuDS manual guidance, as shown in table

8. Pollution Control

8.1. Simple index method assessment as per SuDS Manual C753.

8.2. Total mitigation indices exceed pollution hazard indices.

8.3. Proposed SW strategy adequately mitigate pollutant risk

Minimum pipe cover to soffits to be per the Sewer Sector Guidance Appendix C BS 17:

- ◊ 0.35m - domestic gardens and pathways without vehicle access
- ◊ 0.5m - domestic driveways, parking areas and yards for vehicles <7.5t gross weight
- ◊ 0.9m - domestic driveways, parking areas, shared spaces with limited access for vehicles >7.5t gross weight
- ◊ 0.9m - agricultural land and public open space
- ◊ 1.2m - highway and parking areas with unrestricted access for vehicles >7.5t gross weight

Any pipes with cover to soffit less than those stated above are to have a Class Z concrete pipe bed & surround.

Internal foul drain pipe minimum gradients:

- ◊ 1.80 from SVP & WC to IC
- ◊ 1.40 from Basin & Sink to IC

Refer to Architect's/M&E drawings for pipe sizes and setting-out information.

Maximum Drainage Access Chamber Depths:

- ◊ 9315mm PPIC - 1.2m - Type 4 (BS EN 13598-2)
- ◊ 0450mm PPIC - 3.0m - Type 3/4 (BS EN 13598-2)
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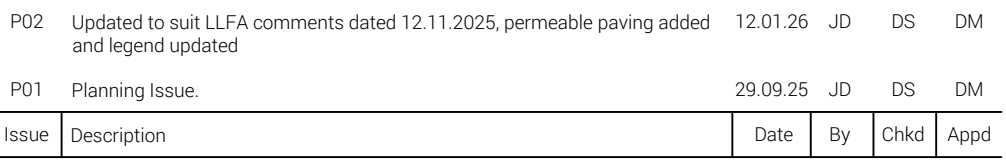


### General Notes

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4. For all surface treatments and finishes refer to the Architect's details and specifications.
5. Based on Topographical Survey drawing reference S3409/01 undertaken by NJC Surveys dated April 2022.

 Development Boundary

**THE DAVEY CORPORATION**  
civil | structural | highways | flood risk

|  |          |                |
|--|----------|----------------|
| BROWNING ROAD<br>JUGSBY CV21 4BT                         | Drawn:   | JD             |
| 1788 336353  | Checked: | DM             |
| <a href="http://www.daveycorp.com">www.daveycorp.com</a> | Date:    | September 2022 |
|  | Scale:   | 1:500 @ A0     |
|  | Status:  | Planning       |

ebb Burbage Field Farm, Bullfurlong Lane, Burbage

Drainage Maintenance Sheet 1 of 2

| Project No. | Originator | Zone | Level | Type | Note | Decision No. | Revision |
|-------------|------------|------|-------|------|------|--------------|----------|
|-------------|------------|------|-------|------|------|--------------|----------|

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PLANNING

- General Notes
- DO NOT SCALE.
  - This drawing is to be read in conjunction with all other relevant drawings and details.
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  - For all surface treatments and finishes refer to the Architect's details and specifications.
  - Based on Topographical Survey drawing reference S3409/01 undertaken by NJC Surveys dated April 2022.
- LEGEND
- Development Boundary

|   |  |      |       |                        |                |           |          |
|---|--|------|-------|------------------------|----------------|-----------|----------|
| P02 Updated to suit LLFA comments dated 12.11.2025, permeable paving added and legend updated |  |      |       | 12.01.26               | JD             | DS        | DM       |
| P01   | Planning Issue                               |      |       | 29.09.25               | JD             | DS        | DM       |
| Issue   | Description                                  |      |       | Date                   | By             | Chkd      | Appd     |
| THE DAVEY CORPORATION   |  |      |       |                        |                |           |          |
| civil   structural   highways   flood risk  |  |      |       |                        |                |           |          |
| 8 BROWNS ROAD<br>RUSBY CV21 4BT   |  |      |       | Drawn:<br>DM           | JD             | DM        |          |
| 01788 336353  |  |      |       | Date                   | September 2025 | JD        |          |
| www.daveycorp.com   |  |      |       | Scale:<br>1:250 (p.A0) | Planning       |           |          |
| Job   | Burbage Field Farm, Bulfurlong Lane, Burbage |      |       |                        |                |           |          |
| Title   | Drainage Maintenance Sheet 2 of 2            |      |       |                        |                |           |          |
| Drawn No.   | Operator                                     | Date | Level | Task                   | Rate           | Drawn No. | Reviewer |
| 25080-TDC-ZZ-ZZ-DR-C-5224-P02   |  |      |       |                        |                |           |          |

|   |  |  |
|---|--|--|
| SAFETY, HEALTH AND ENVIRONMENTAL<br>HAZARD INFORMATION BOX  |  |  |
| THE HAZARDS NOTED BELOW ARE IN ADDITION TO THE<br>NORMAL HAZARDS AND RISKS FACED BY A COMPETENT<br>CONTRACTOR WHEN DEALING WITH THE TYPES OF WORKS<br>DETAILED ON THIS DRAWING. |  |  |
| CONSTRUCTION RISKS  |  |  |
| LIVE DRAINAGE<br>LIVE SERVICES<br>LIVE HIGHWAY  |  |  |
| MAINTENANCE / CLEANING RISKS  |  |  |
| NONE RELEVANT TO THIS DRAWING.  |  |  |
| DEMOLITION RISKS  |  |  |
| NONE RELEVANT TO THIS DRAWING.  |  |  |

| Surface Water Drainage Maintenance Responsibility                                |  |  |  |
|--|--|--|--|
| Drainage Feature   | Responsibility                           | Specification  |  |
| S104 Foul Water Sewer and manholes   | Severn Trent Water                       | Plastic pipework and concrete manholes                                 |  |
| S104 Surface Water Sewer and manholes  | Severn Trent Water                       | Plastic and concrete pipework/concrete manholes and concrete headwalls |  |
| Existing Sewers  | Severn Trent Water                       | As existing  |  |
| S104 Flow Control  | Severn Trent Water                       | Concrete manhole, flow control device                                  |  |
| S38 Surface Water Sewers and Manholes  | Leicestershire County Council            | Plastic and concrete pipework, and concrete manholes                   |  |
| S38 Highway Gullies (omitted from plan)  | Leicestershire County Council            | Concrete gullies   |  |
| Detention Basin SuDS Feature   | Private Management Company (Details TBC) | Detention basin, sediment forebay and permanent pond                   |  |
| Private Surface Water Laterals   | Private Management Company (Details TBC) | Plastic and concrete pipework, and concrete manholes                   |  |
| Private Surface Water Filter Drain   | Private Management Company (Details TBC) | Plastic pipework and plastic inspection chambers / catchpits           |  |
| Private Foul Drainage and Manholes   | Private Management Company (Details TBC) | Plastic pipework, and concrete manholes                                |  |
| Private Foul Rising Main   | Private Management Company (Details TBC) | To suit pump manufacturer requirements                                 |  |
| Private Foul Pumping Station   | Private Management Company (Details TBC) | To suit pump manufacturer requirements                                 |  |
| Private Foul & Surface Water drainage within property demise (omitted from plan) | Private Land Owner                       | Plastic pipework and plastic inspection chambers                       |  |
| Shared Permeable Paving  | Private Management Company (Details TBC) | Permeable Paving, Plastic pipework and plastic inspection chambers     |  |
| Private Permeable Paving   | Private Land Owner                       | Permeable Paving, Plastic pipework and plastic inspection chambers     |  |

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