

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: 12th 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 5.1/l/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



**RESPONSE OF THE LEAD LOCAL FLOOD
AUTHORITY TO CONSULTATION BY
HINCKLEY & BOSWORTH BOROUGH
COUNCIL**

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

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

PLANNING

General Notes

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 insitu 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.


<div[](./images/EnvironmentalImpactAssessmentTable.png)

OTES

This drawing to be read in conjunction with all other relevant Engineers and Architect's details.
All work is to be carried out in accordance with the current British Standards, codes of practice, and building regulations.
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.


GEND

	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 <ul style="list-style-type: none"> ◊ 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	
Permeable Runoff	: 5.10l/s (4.34l/s/ha)
Permeable Area	: 11,734m ² or 1.173ha (7,976m ² Road + 5,435m ² Plots and Externals)
Permeable Area inc 10% UC	: 13,411m ² or 1.341ha
Note: 10% Urban Creep applied to all development areas within hydraulic model and does not include adoptable roads.	
Source: Outfall discharge rate and location point taken from Rodgers Leask FRA 409-RLL-20-XX-RP-C-001 dated November 2020.	



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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 Guilles (omitted from plan)	Leicestershire County Council	Concrete guilles
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
PS 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



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



PLANNING

- General Notes
- DO NOT SCALE.
- This drawing is to be read in conjunction with all other relevant drawings and details.
- 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.
- 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.
- Sketch proposals are for illustrative purposes only & as such are subject to detailed site investigation including ground conditions / contaminants, drainage, design & planning/density negotiations.
- All dimensions are in millimetres unless otherwise stated.

OTES

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

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.

END

Page 1 of 1

Updated to suit LLFA comments dated 12.11.2025, permeable paving added and legend updated	12.01.26	JD	DS	DM
Planning Issue.	29.09.25	JD	DS	DM
Description	Date	By	Chkd	App
THE DAVEY CORPORATION civil structural highways flood risk				
WNING ROAD Y CV21 4BT	Drawn:	JD		
336353 daveycorp.com	Checked:	DM		
	Date:	September 2		
	Scale:	1:250 @ A0		
	Status:	Planning		
Burbage Field Farm, Bullfurlong Lane, Burbage				
Drainage Maintenance Sheet 2 of 2				