

Hinckley and Bosworth Borough Council
Planning Department
Rugby Road
Hinckley
Leicestershire
LE10 0FR

31st March 2026

Dear Sir or Madam,

DISCHARGE OF PLANNING CONDITIONS 9 & 10 (SURFACE WATER MANAGEMENT), 14 (EXISTING GROUND AND PROPOSED FFL) AND 23 (BNG) PURSUANT TO PLANNING PERMISSION REFERENCE APP/K2420/W/23/3321670 (22/00192/OUT) AT LAND SOUTH OF LYCHGATE LANE, BURBAGE, LE10 2DR

Please find enclosed information in order to discharge the abovementioned conditions attached to outline planning permission reference APP/K2420/W/23/3321670 for the residential development of up to 85 dwellings on land to the south of Lychgate Lane, Burbage.

Condition 9 reads:

"Prior to commencement of development details in relation to the management of surface water on site during construction of the development shall be submitted to and approved in writing by the Local Planning Authority. Details should demonstrate how surface water will be managed on site to prevent an increase in flood risk during the various construction stages of development from initial site works through to completion. This shall include temporary attenuation, additional treatments, controls, maintenance, and protection. Details regarding the protection of any proposed infiltration areas should also be provided. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter."

Condition 10 reads:

"Prior to commencement of development details in relation to the long-term maintenance of the sustainable surface water drainage system on the development shall be submitted to and approved in writing by the Local Planning Authority. Details of the SuDS Maintenance Plan shall include for routine maintenance, remedial actions and monitoring of the separate elements of the system and should also include procedures that must be implemented in the event of pollution incidents within the development site. Development shall be carried out in accordance with the approved details, be fully implemented prior to the first occupation of the development hereby permitted and shall be retained thereafter."

We have provided further commentary below to build on the submission information submitted to the Local Planning Authority (LPA) and consulted on with Lead Local Flood Authority (LLFA) under planning permission reference (24/00874/DISCON).

The SuDS approach for the development will consist of the following sustainable drainage measures:

- 1) The construction of shared private drives with a permeable paving surface finish
- 2) Gravel Filter Margins
- 3) Attenuation Tanks

These details are to be read in conjunction with the Private Drainage Drawings E323-90-01 Rev C, E232-90-02C and the Landscape Management Plan produced by Trust Green.

Avant Homes will specify the Tobermore Hyrdopave Permeant Paving System. A copy of their Paving Maintenance Guidelines v1.0 is submitted.

To confirm, no open SuDS features are proposed as part of this scheme during the occupation or construction phase. Following design feedback, all open swales and ponds have been omitted and replaced with underground attenuation and flow control measures incorporated within the proposed drainage network. This

includes attenuation tanks located beneath the areas of Public Open Space (POS), as identified on Engineering Layout E323-10-01.

To clarify adoption arrangements, the adoptable drainage network designed under Section 104 guidance will be transferred to a NAV upon completion. The majority of this network sits within the proposed highway corridor, which is subject to adoption by LCC under a Section 38 agreement.

Elements of the drainage network located outside the adoptable highway will sit beneath private land. These areas, typically private drives, are protected by easements recorded within the property deeds, ensuring ongoing access rights and assigning responsibility for general maintenance of the private land. The drainage assets themselves, along with associated infrastructure within these easement extents, will be fully managed and maintained by the NAV.

Where drainage infrastructure lies beneath Public Open Space, these assets will be protected by an easement covering both the Section 104 network and any offline attenuation. Long-term management and maintenance of the POS and associated easements will be undertaken by the appointed Management Company.

For this development, Trust Green, an established national Management Company experienced in managing this type of infrastructure have already been contracted.

I trust this statement provides the clarification required to enable the LLFA to confirm approval of Conditions 9 and 10.

Condition 14 reads:

"No development shall commence on site until such time as the existing and proposed ground levels of the site and proposed finished floor levels have been submitted to and agreed in writing by the local planning authority. The development shall then be implemented in accordance with the approved details."

Please find enclosed:

- E323-90-01 D External Works and Private Drainage-A1 (FFL)
- E323-90-02 D External Works and Private Drainage-A1 (FFL)

- E323-10-01 Rev F Engineering Layout (proposed ground levels)
- Topographical Survey 37126 T Rev 0 (existing ground levels)

Condition 23 reads:

"No development shall take place (including ground works or vegetation clearance) until a Biodiversity Net Gain Plan (the Plan) has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be based on the submitted Biodiversity Net Gain metric spreadsheet (Sam Weston 05/05/2022) and shall provide a minimum of 1% net gain on the reported baseline habitat loss"

Please find enclosed an up-to-date Habitat Management Plan produced by FPCR Environment and Design Ltd. The Biodiversity Net Gain (BNG) Metric previously submitted indicates a requirement for 0.68units to be provided off site. Avant Homes have been in touch with an offsite provider and are able to evidence the purchase of biodiversity units. This will be provided under separate cover.

I trust the above is in good order. If you require any further information, please do not hesitate to contact me.

Yours sincerely,

A black rectangular box redacting the signature of Sam Salt.

Sam Salt
Regional Planning Manager

A black rectangular box redacting contact information, likely a phone number or email address.