

Land at Junction 22 of the M1,

Cliffe Hill Farm

Response to Additional LLFA Comments

DOCUMENT CONTROL SHEET

Issued by: Burrows Graham Limited
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Client: Caddick Developments

Project: Land at Junction 22 of the M1

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Title: Response to Additional LLFA Comments

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Date: 30/07/2026

Prepared By: Jack Williams – Civils Director

Document Revision Record

Version Number	Date	Revision Details
P01	29/07/2026	First Issue
P02	30/07/2026	Updated to suit client comments

Burrows Graham Limited has prepared this report in accordance with the instructions of the above-named Client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

Introduction

The following technical note has been prepared by Burrows Graham on behalf of their client 'Caddick Developments' in response to the LLFA comments dated 10th July 2026 for application ref. 25/00931/FUL.

LLFA Comment

The applicant has proposed an alternative surface water receptor, not previously proposed by this application, but closely mimicking the existing runoff regime within the development. This relies on existing drainage infrastructure within the Local Highway Network and/or the Strategic Road Network. The applicant should confirm at this stage the capacity and condition of the downstream network in addition to the ownership and responsibility of relevant sections of piped drainage outside of the developer and riparian landowner control.

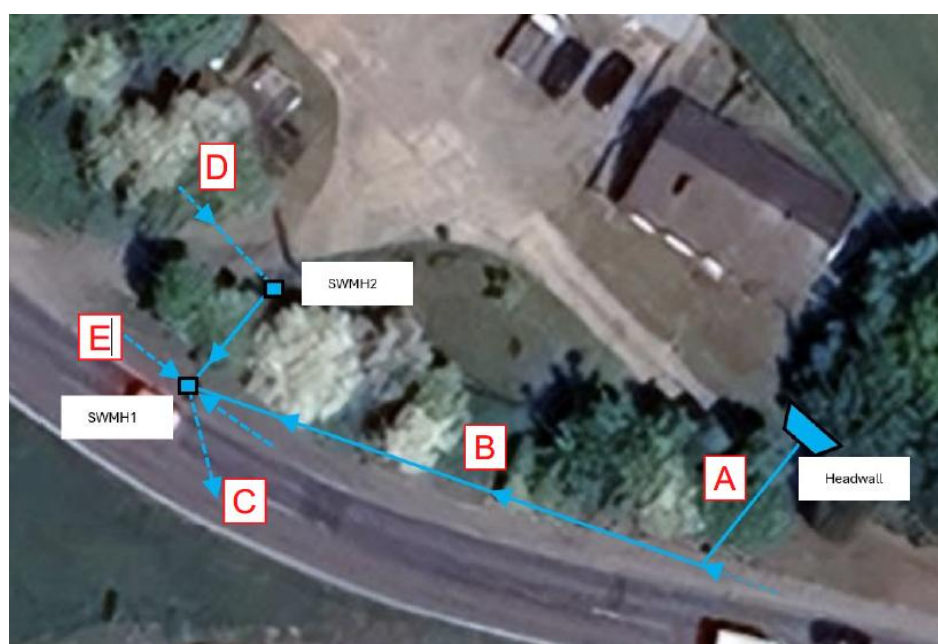
Burrows Graham Response

The revised drainage strategy as discussed with the LLFA closely mimics the existing runoff regime with all flows from the western catchment directed to a single point of discharge to the south of site, adjacent to the A50, and all of the flows from the eastern catchment being routed to another ditch on site which falls to a watercourse via a culvert beneath Whitwick Road. Further narrative is provided for each of the outfalls below.

Western Catchment Outfall

We have estimated that the Qbar runoff from the equivalent area of the site currently draining to this point is 20l/s and our proposed strategy does not increase this.

Flows from the western portion of site will be directed into the onsite network, including various ponds, before discharging from site into an existing ditch at the south of the property, leaving site via a 150mm pipe which serves only this ditch. This pipe is privately owned and is annotated 'A' on the snip below. The pipe has been surveyed (refer to Appendix A) and will require minor remedial works, which will be completed during the onsite works. Given the flowrate entering this section of pipe will be restricted to the existing flowrate of 20 l/s, capacity is sufficient. In support of this, the maximum capacity of this pipe based on a surveyed gradient of 1:6.9 is calculated as 60+l/s.



This 150mm pipe branches into another 150mm pipe ('B'), which from our surveys is assumed to be a local highways asset. While LHA records have been requested to confirm this, they have not been provided. In lieu of these records, STW plans, NH records & LLFA maps have been consulted, all of which do not highlight this pipe as an asset, supporting our conclusion that this pipe is in highways ownership. This pipe has been surveyed (refer to Appendix A) and also requires some remedial works, which we are happy to complete as part of our works. Again, given the flowrate entering this section of pipe from our site will be restricted to the existing flow rate (20 l/s), capacity is sufficient, however the maximum capacity has also been calculated. Based on a surveyed gradient of 1:39, the maximum capacity is 27 l/s.

This 150mm pipe flows into a manhole, which discharges to a 350mm diameter culvert ('C') flowing south beneath the A50. While LHA records have been requested to confirm this, they have not been provided. In lieu of these records, STW plans, NH records & LLFA maps have been consulted, all of which do not highlight this pipe as an asset, supporting our conclusion that the culvert is in highways ownership. This pipe has been surveyed (refer to Appendix B), this culvert is in good condition and no remedial works are required. It should be noted that the drainage strategy drawings are in Appendix D which have been amended to reflect the 350dia offsite section of pipe confirmed by this survey. The survey attached also confirms connection to the a ditch to the south of the A50. The flowrate entering this section of pipe from our site will be restricted to the existing flow rate (20l/s), the 350dia pipe is anticipated to have a capacity of c. 150l/s based on a gradient of 1:143 and therefore deemed to be sufficient. Supporting this, betterment will be provided to the culvert by removing 2no. additional connections ('D' & 'E'), which currently emanate from the application site into this same receptor. Flows will be over attenuated on site, with discharge concentrated in a single point for the whole western catchment.

As previously referred to, a CCTV survey condition report is attached for all the offsite pipes along with a plan annotated with relevant references. This report highlights required remedial works. We would be happy to accept a condition which requires the limited remedial works highlighted in the report to be completed.

Eastern Catchment Outfall

We have estimated that the Qbar runoff from the equivalent area of the site currently draining to this point is 24.9l/s and our proposed strategy does not increase this.

Flows from the eastern portion of site are directed via the on-site drainage network, via requisite ponds & interceptors, to an existing on site watercourse that currently accepts the same volume from the site. This watercourse is culverted beneath Whitwick Road, reemerging on Priory Lane, and continuing adjacent to this lane. The culvert is 900mm in diameter and in good condition per survey attached (Appendix C) and doesn't require any remedial works. Based on an assumed gradient of 1:34, the maximum capacity is anticipated to be 3,594 l/s which is deemed to be sufficient. The culvert is in highways ownership.

Appendix A – CCTV Survey of Western Outfall (Pipes A and B)

Project

Project Name: MarkField
Project Description: WinCan Import in Miraculix Standard
Project Status: Issued
Project Date: 16/01/2026



John Robinson Associates

Utility Survey Specialists & Consultants

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Project Information

Project Name
MarkField

Project Number

Project Date
16/01/2026

Client

Company: John Robinson Associates
Contact: JoHn Robinson
Street: The Stables, Church Walk
Town or City: Daventry
County: Northants
Post Code: NN11 4BL



John Robinson Associates
Utility Survey Specialists & Consultants

Site

Street: Markfield
Town or City: Burrow Graham
Post Code: LE67 9PX

Contractor

Company: Drain 365 Ltd
Contact: Alan Hobbs
Department: Kraal
Street: Woodside Hill
Town or City: Chalfont St Pater
County: Bucks
Post Code: SL9 9TF
Phone: 0800 53 00 365
Mobile: 07825228829
Email: info@drain365.co.uk



Project Information

Project Name
MarkField

Project Number

Project Date
16/01/2026

Project Notes

SUPPLEMENTARY CCTV CAMERA INSPECTION REPORT

I would like to take this opportunity to thank you for your instructions on carrying out specific work at the above address. Our findings and recommendations are included in this report together with the survey.

SURVEY GUIDELINES

The following report lists our findings. This is based on all the surveyed drainage runs at the above property be it a single run or a complete system.

The following report also includes a quotation for any remedial work should it be necessary. Any estimate included in this report is valid for 3 months.

This information is completely impartial and is designed to assist our clients in making informed decisions on any repair or maintenance work that may be required.

We attended site to carry out CCTV inspection works to check conditions of header wall lines and main lines downstream

Conclusion

After completing the inspection, we found that that the header wall downstream requires 3 x 150mm epoxy patch repairs at 3.67m, 8.25m and 10.89m to seal broken sections of pipeline.

Main line downstream has a hole in the line at 13.07m and a fracture at 17.17m. These should ideally be sealed using 2 x 150mm epoxy patch repairs. Line also holds water at 22.05m, the camera was under water. |Survey abandoned at this point.

SWMH1 downstream holds 30% water at 3.97m and 100% at 6.09m. Survey overlaps from Main line downstream,

SWMH2 to SWMH1 line has a joint with concrete ingress at 3.86m, our crawler camera was unable to pass.

All inspected lines have been recorded in the provided drain report.

Project Information		
Project Name MarkField	Project Number	Project Date 16/01/2026

Properties with rats: Note if applicable:

Unfortunately, we have no way of knowing if rats are within a property when we undertake the recommended repair works and they can become trapped, we therefore recommend that you continue to use the services of a pest control contractor before and after the repairs until all activity has ceased. If after the works have been carried out, you experience heightened activity or activity in a new area of the property do not be alarmed, this simply means that the rats have realised that their entry point has been closed, and they are looking for another way out. If you are not currently using a pest control contractor let me know and I will put you in touch with someone

Project Pictures

Project Name
MarkField

Project Number

Project Date
16/01/2026



HEADWALL INVERT 840MM TO TOP OF BRICKS



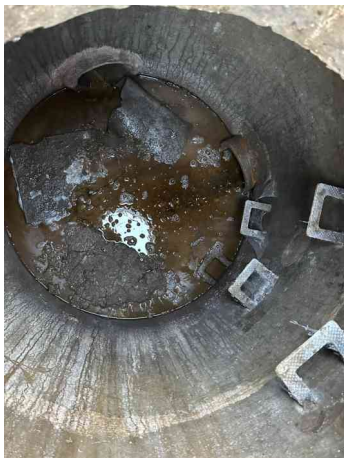
MAIN LINE INVERT 0.98M



MAIN LINE LOCATED HERE



SWMH1 INVERT 1.47M



SWMH2 INVERT 1.84M

Section Profile		
Project Name MarkField	Project Number	Project Date 16/01/2026

Circular, 150 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
1	Headwall 1	DS	16/01/2026	A50	Vitrified clay	13.41 m	13.41 m

Total: 1 Inspection x Circular 150 mm, 0 mm = 13.41 m Total Length and 13.41 m Inspected Length

Circular, 300 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
4	SWMH2	SWMH1	16/01/2026	A50	Concrete	4.48 m	4.48 m

Total: 1 Inspection x Circular 300 mm, 0 mm = 4.48 m Total Length and 4.48 m Inspected Length

Total: 2 Inspections = 17.89 m Total Length and 17.89 m Inspected Length

Section Summary			
Project Name MarkField		Project Number	Project Date 16/01/2026
Number of sections 4 Total length of sections 67.07 m Total length of inspected sections 67.07 m Total length of not inspected sections 0.00 m Number of abandoned inspections 2 Number of section inspection photos 19 Number of section inspection videos 4 Number of section inspection scans 0 Number of section inclination measurements 0			
PLR: Headwall 1X Inspection Direction: Downstream Inspected Length: 13.41 m Total Length: 13.41 m		Upstream Node: Headwall 1 Downstream Node: DS Dia/Height: 150 mm Material: Vitrified clay	
No.	m+	Code	Observation
1	0.00	RE	Start node, rodding eye, reference: Headwall 1
2	2.19	LL	Line deviates left
3	3.67	B	Broken pipe at 12 o'clock
4	8.25	B	Broken pipe from 3 o'clock to 8 o'clock
5	9.33	B	Broken pipe from 4 o'clock to 8 o'clock
6	10.89	B	Broken pipe at 12 o'clock
7	13.41	BRF	Finish node, major connection without manhole, reference: DS Main line
PLR: Main LineX Inspection Direction: Downstream Inspected Length: 25.20 m Total Length: 25.20 m		Upstream Node: Main Line Downstream Node: DS Dia/Height: 150 mm Material: Vitrified clay	
No.	m+	Code	Observation
1	0.00		0`General comments and observations about the drain or sewer.
2	0.08	LR	Line deviates right
3	7.74	CN	Connection other than junction at 9 o'clock, 150mm dia
4	13.07	H	Hole in drain or sewer at 12 o'clock
5	17.71	FL	Fracture, longitudinal at 12 o'clock
6	22.05	WL	Water level, 50% of the vertical dimension
7	25.20	CUW	Loss of vision, camera under water
8	25.20	SA	Survey abandoned

Section Summary			
Project Name MarkField		Project Number	Project Date 16/01/2026
PLR: JNY		Upstream Node: JN	
Inspection Direction: Upstream		Downstream Node: SWMH1	
Inspected Length: 23.98 m		Dia/Height: 150 mm	
Total Length: 23.98 m		Material: Vitrified clay	
No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: SWMH1
2	3.97	WL	Water level, 30% of the vertical dimension
3	6.09	CUW	Loss of vision, camera under water
4	23.98	SA	Survey abandoned
PLR: SWMH2X		Upstream Node: SWMH2	
Inspection Direction: Downstream		Downstream Node: SWMH1	
Inspected Length: 4.48 m		Dia/Height: 300 mm	
Total Length: 4.48 m		Material: Concrete	
No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: SWMH2
2	3.86	DERJ	Settled deposits, coarse at joint, 20% cross-sectional area loss
3	4.48	BRF	Finish node, major connection without manhole, reference: SWMH1

Section Inspection - 16/01/2026 - Headwall 1X										
Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR			
1	1	16/01/26	8:44	01	No Rain Or Snow	Not Specified	HEADWALL 1X			
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID			
Ashley		Not Specified		Not Specified	Not Specified	Not Specified	1			
Town or Village:		Markfield		Inspection Direction:		Downstream		Upstream Node:		HEADWALL 1
Road:		A50		Inspected Length:		13.41 m		Upstream Pipe Depth:		
Location:		Verge		Total Length:		13.41 m		Downstream Node:		DS
Surface Type:				Joint Length:				Downstream Pipe Depth:		
Use:		Surface water			Pipe Shape:		Circular			
Type of Pipe:		Gravity drain/sewer			Dia/Height:		150 mm			
Flow Control:					Material:		Vitrified clay			
Year Constructed:		Not Specified			Lining Type:		No Lining			
Inspection Purpose:		Sample condition survey			Lining Material:		No Lining			
Comments:										
Recommendations:										
Scale:	1:117	Position [m]	Code	Observation	MPEG	Photo	Grade			
Depth: m		Headwall 1								
0.00		RE	Start node, rodding eye, reference: Headwall 1			00:00:01	1			
2.19		LL	Line deviates left: Slight			00:00:23	2			
3.67		B	Broken pipe at 12 o'clock			00:00:34	3	4		
8.25		B	Broken pipe from 3 o'clock to 8 o'clock			00:00:57	4	4		
9.33		B	Broken pipe from 4 o'clock to 8 o'clock			00:01:04	5	4		
10.89		B	Broken pipe at 12 o'clock			00:01:17	6	4		
13.41		BRF	Finish node, major connection without manhole, reference: DS Main line			00:01:34	7			
DS		Depth: m								
Construction Features					Miscellaneous Features					
Structural Defects					Service & Operational Observations					
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade	
4	80.0	23.9	320.0	4.0	0	0.0	0.0	0.0	1.0	

Section Pictures - 16/01/2026 - Headwall 1X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	HEADWALL 1X	01	



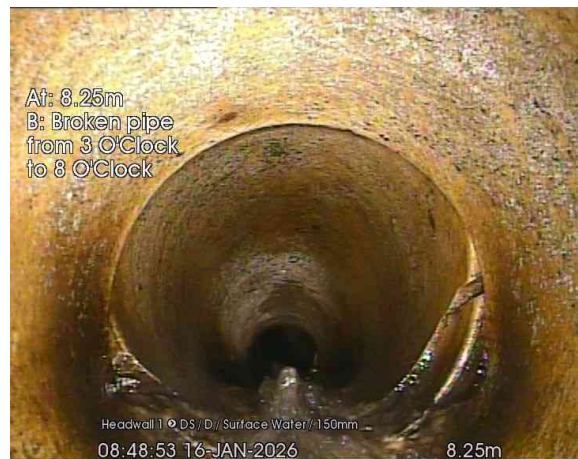
1, 00:00:01, 0.00 m
Start node, rodding eye, reference: Headwall 1



2, 00:00:23, 2.19 m
Line deviates left, Slight



3, 00:00:34, 3.67 m
Broken pipe at 12 o'clock



4, 00:00:57, 8.25 m
Broken pipe from 3 o'clock to 8 o'clock

Section Pictures - 16/01/2026 - Headwall 1X

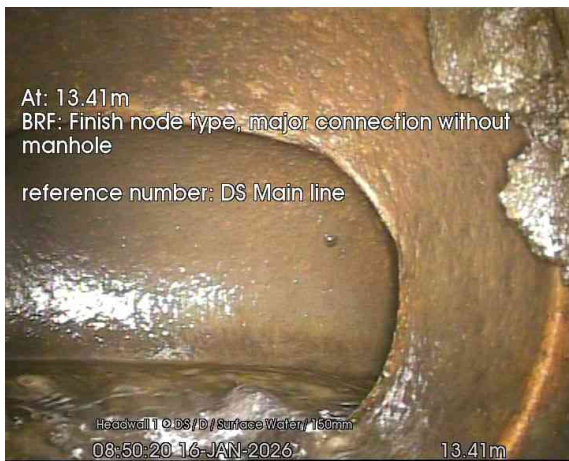
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	HEADWALL 1X	01	



5, 00:01:04, 9.33 m
Broken pipe from 4 o'clock to 8 o'clock



6, 00:01:17, 10.89 m
Broken pipe at 12 o'clock



7, 00:01:34, 13.41 m
Finish node, major connection without manhole, reference: DS Main line

Section Inspection - 16/01/2026 - Main LineX																																																																	
Item No. 2	Insp. No. 2	Date 16/01/26	Time 8:56	Client's Job Ref 01	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR MAIN LINEX																																																										
Operator Ashley		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID 1																																																										
Town or Village: Road: Location: Surface Type:		Markfield A50 Verge		Inspection Direction: Inspected Length: Total Length: Joint Length:		Downstream 25.20 m 25.20 m		Upstream Node: Upstream Pipe Depth: Downstream Node: Downstream Pipe Depth:		MAIN LINE DS																																																							
Use: Type of Pipe: Flow Control: Year Constructed: Inspection Purpose:				Surface water Gravity drain/sewer Not Specified Sample condition survey		Pipe Shape: Dia/Height: Material: Lining Type: Lining Material:				Circular 150 mm Vitrified clay No Lining No Lining																																																							
Comments: Recommendations:																																																																	
Scale: 1:219 <table border="1" style="width: 75%; border-collapse: collapse;"> <thead> <tr> <th>Position [m]</th> <th>Code</th> <th>Observation</th> <th>MPEG</th> <th>Photo</th> <th>Grade</th> </tr> </thead> <tbody> <tr> <td>0.00</td> <td></td> <td>0`General comments and observations about the drain or sewer.: Main Line</td> <td>00:00:03</td> <td>1</td> <td></td> </tr> <tr> <td>0.08</td> <td>LR</td> <td>Line deviates right</td> <td>00:00:06</td> <td>2</td> <td></td> </tr> <tr> <td>7.74</td> <td>CN</td> <td>Connection other than junction at 9 o'clock, 150mm dia</td> <td>00:01:01</td> <td>3</td> <td></td> </tr> <tr> <td>13.07</td> <td>H</td> <td>Hole in drain or sewer at 12 o'clock</td> <td>00:01:33</td> <td>4</td> <td>4</td> </tr> <tr> <td>17.71</td> <td>FL</td> <td>Fracture, longitudinal at 12 o'clock</td> <td>00:02:05</td> <td>5</td> <td>3 / 2</td> </tr> <tr> <td>22.05</td> <td>WL</td> <td>Water level, 50% of the vertical dimension</td> <td>00:02:33</td> <td>6</td> <td></td> </tr> <tr> <td>25.20</td> <td>CUW</td> <td>Loss of vision, camera under water</td> <td>00:02:55</td> <td>7</td> <td></td> </tr> <tr> <td>25.20</td> <td>SA</td> <td>Survey abandoned: Loss of vision</td> <td>00:02:57</td> <td>8</td> <td></td> </tr> </tbody> </table>												Position [m]	Code	Observation	MPEG	Photo	Grade	0.00		0`General comments and observations about the drain or sewer.: Main Line	00:00:03	1		0.08	LR	Line deviates right	00:00:06	2		7.74	CN	Connection other than junction at 9 o'clock, 150mm dia	00:01:01	3		13.07	H	Hole in drain or sewer at 12 o'clock	00:01:33	4	4	17.71	FL	Fracture, longitudinal at 12 o'clock	00:02:05	5	3 / 2	22.05	WL	Water level, 50% of the vertical dimension	00:02:33	6		25.20	CUW	Loss of vision, camera under water	00:02:55	7		25.20	SA	Survey abandoned: Loss of vision	00:02:57	8	
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2	80.0	4.8	120.0	4.0	1	1.0	0.0	1.0	2.0																																																								

Section Pictures - 16/01/2026 - Main LineX

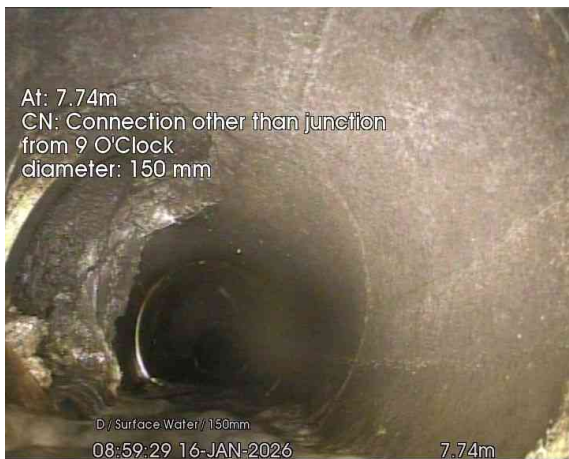
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
2	Downstream	MAIN LINEX	01	



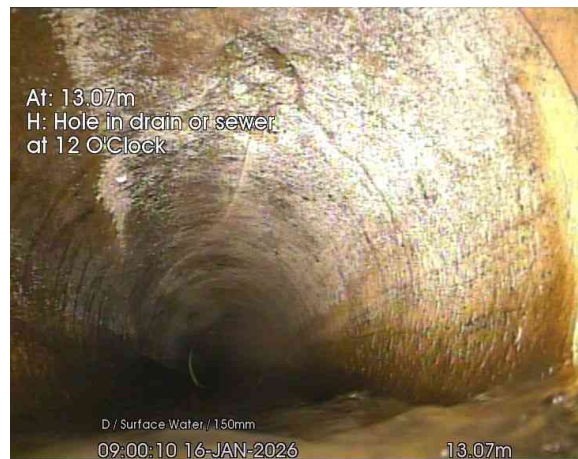
1, 00:00:03, 0.00 m
0`General comments and observations about the drain or sewer., Main Line



2, 00:00:06, 0.08 m
Line deviates right



3, 00:01:01, 7.74 m
Connection other than junction at 9 o'clock, 150mm dia



4, 00:01:33, 13.07 m
Hole in drain or sewer at 12 o'clock

Section Pictures - 16/01/2026 - Main LineX

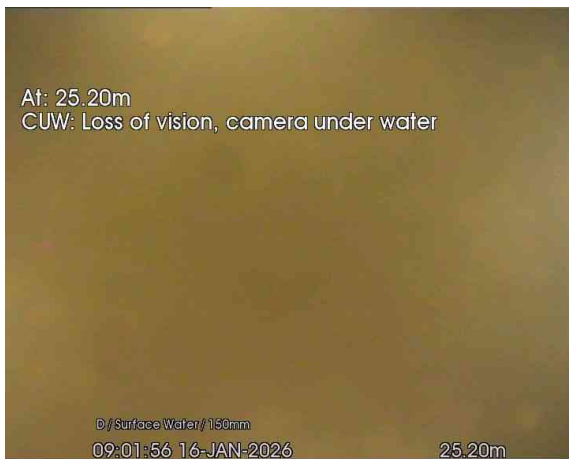
Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
2	Downstream	MAIN LINEX	01	



5, 00:02:05, 17.71 m
Fracture, longitudinal at 12 o'clock



6, 00:02:33, 22.05 m
Water level, 50% of the vertical dimension



7, 00:02:55, 25.20 m
Loss of vision, camera under water



8, 00:02:57, 25.20 m
Survey abandoned, Loss of vision

Section Inspection - 16/01/2026 - JNY										
Item No. 3	Insp. No. 3	Date 16/01/26	Time 9:17	Client's Job Ref 01	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR JNY			
Operator Ashley		Vehicle Not Specified		Camera Not Specified		Preset Length Not Specified		Legal Status Not Specified		Alternative ID 1

Town or Village:	Markfield	Inspection Direction:	Upstream	Upstream Node:	JN
Road:	A50	Inspected Length:	23.98 m	Upstream Pipe Depth:	
Location:	Footway	Total Length:	23.98 m	Downstream Node:	SWMH1
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water		Pipe Shape:	Circular	
Type of Pipe:	Gravity drain/sewer		Dia/Height:	150 mm	
Flow Control:			Material:	Vitrified clay	
Year Constructed:	Not Specified		Lining Type:	No Lining	
Inspection Purpose:	Sample condition survey		Lining Material:	No Lining	
Comments:					
Recommendations:					

Scale:	1:208	Position [m]	Code	Observation	MPEG	Photo	Grade																									
Depth: m SWMH1 <table style="flex: 4; margin-left: 10px;"> <tr> <td style="text-align: right;">0.00</td> <td style="text-align: center;">MH</td> <td>Start node, manhole, reference: SWMH1</td> <td style="text-align: right;">00:00:02</td> <td style="text-align: center;">1</td> </tr> <tr> <td style="text-align: right; color: blue;">3.97</td> <td style="text-align: center; color: blue;">WL</td> <td style="color: blue;">Water level, 30% of the vertical dimension</td> <td style="text-align: right; color: blue;">00:00:28</td> <td style="text-align: center; color: blue;">2</td> </tr> <tr> <td style="text-align: right; color: blue;">6.09</td> <td style="text-align: center; color: blue;">CUW</td> <td style="color: blue;">Loss of vision, camera under water</td> <td style="text-align: right; color: blue;">00:01:07</td> <td style="text-align: center; color: blue;">3</td> </tr> <tr> <td colspan="5" style="height: 150px;"></td> </tr> <tr> <td style="text-align: right; color: blue;">23.98</td> <td style="text-align: center; color: blue;">SA</td> <td style="color: blue;">Survey abandoned: Survey Overlap</td> <td style="text-align: right; color: blue;">00:04:01</td> <td style="text-align: center; color: blue;">4</td> </tr> </table>								0.00	MH	Start node, manhole, reference: SWMH1	00:00:02	1	3.97	WL	Water level, 30% of the vertical dimension	00:00:28	2	6.09	CUW	Loss of vision, camera under water	00:01:07	3						23.98	SA	Survey abandoned: Survey Overlap	00:04:01	4
0.00	MH	Start node, manhole, reference: SWMH1	00:00:02	1																												
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Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Pictures - 16/01/2026 - JNY

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
3	Upstream	JNY	01	



1, 00:00:02, 0.00 m
Start node, manhole, reference: SWMH1



2, 00:00:28, 3.97 m
Water level, 30% of the vertical dimension



3, 00:01:07, 6.09 m
Loss of vision, camera under water



4, 00:04:01, 23.98 m
Survey abandoned, Survey Overlap

Section Inspection - 16/01/2026 - SWMH2X									
Item No. 4	Insp. No. 1	Date 16/01/26	Time 11:41	Client's Job Ref 01	Weather No Rain Or Snow	Pre Cleaned Not Specified	PLR SWMH2X		
Operator Ashley		Vehicle Not Specified		Camera Not Specified	Preset Length Not Specified	Legal Status Not Specified	Alternative ID Not Specified		

Town or Village:	Markfield	Inspection Direction:	Downstream	Upstream Node:	SWMH2
Road:	A50	Inspected Length:	4.48 m	Upstream Pipe Depth:	
Location:	Footway	Total Length:	4.48 m	Downstream Node:	SWMH1
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water		Pipe Shape:	Circular	
Type of Pipe:	Gravity drain/sewer		Dia/Height:	300 mm	
Flow Control:			Material:	Concrete	
Year Constructed:	Not Specified		Lining Type:	No Lining	
Inspection Purpose:	Sample condition survey		Lining Material:	No Lining	
Comments:					
Recommendations:					

Scale:	1:50	Position [m]	Code	Observation	MPEG	Photo	Grade																		
Depth: m SWMH2 SWMH1 Depth: m <table border="1" style="width: 100%; border-collapse: collapse; margin-left: 10px;"> <tr> <td style="width: 15%; text-align: center;">0.00</td> <td style="width: 10%; text-align: center;">MH</td> <td style="width: 40%;">Start node, manhole, reference: SWMH2</td> <td style="width: 10%; text-align: center;">00:00:00</td> <td style="width: 10%;"></td> <td style="width: 5%;"></td> </tr> <tr> <td style="text-align: center;">3.86</td> <td style="text-align: center;">DERJ</td> <td>Settled deposits, coarse at joint, 20% cross-sectional area loss: Unable to pass with crawler</td> <td style="text-align: center;">00:00:32</td> <td></td> <td style="text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">4.48</td> <td style="text-align: center;">BRF</td> <td>Finish node, major connection without manhole, reference: SWMH1: uable to pass concrete ingress on joint.</td> <td style="text-align: center;">00:00:53</td> <td></td> <td></td> </tr> </table>								0.00	MH	Start node, manhole, reference: SWMH2	00:00:00			3.86	DERJ	Settled deposits, coarse at joint, 20% cross-sectional area loss: Unable to pass with crawler	00:00:32		4	4.48	BRF	Finish node, major connection without manhole, reference: SWMH1: uable to pass concrete ingress on joint.	00:00:53		
0.00	MH	Start node, manhole, reference: SWMH2	00:00:00																						
3.86	DERJ	Settled deposits, coarse at joint, 20% cross-sectional area loss: Unable to pass with crawler	00:00:32		4																				
4.48	BRF	Finish node, major connection without manhole, reference: SWMH1: uable to pass concrete ingress on joint.	00:00:53																						

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	1	5.0	1.1	5.0	4.0

Appendix B – CCTV Survey of Western Outfall (Pipe C)

Project

Project Name: MARKFIELD SWM01 DS
Project Description: WinCan Import in Miraculix Standard
Project Status: Issued
Project Date: 23/07/2026



John Robinson Associates

Utility Survey Specialists & Consultants

Table of Contents		
MARKFIELD	Project Name SWM01 DS	Project Number
		Project Date 23/07/2026

Project Information	P-1
Project Pictures	P-3
Section Profile	P-4
Section Summary	P-5
Section Item 1: SWMH01 > DS (SWMH01X)	1
Backpage_ENG	5

Project Information

MARKFIELD	Project Name SWM01 DS	Project Number	Project Date 23/07/2026
-----------	---------------------------------	-----------------------	-----------------------------------

Company: John Robinson Associates
Contact: John Robinson
Street: The Stables, Church Walk
Town or City: Daventry
County: Northants
Post Code: NN11 4BL



Site

Street: Markfield
Town or City:
County: Leicester
Post Code: LE67 9PX

Project Information		
MARKFIELD	Project Name SWM01 DS	Project Number Project Date 23/07/2026

Project Notes

SUPPLEMENTARY CCTV CAMERA INSPECTION REPORT

I would like to take this opportunity to thank you for your instructions on carrying out specific work at the above address. Our findings and recommendations are included in this report together with the survey.

SURVEY GUIDELINES

The following report lists our findings. This is based on all the surveyed drainage runs at the above property be it a single run or a complete system.

The following report also includes a quotation for any remedial work should it be necessary. Any estimate included in this report is valid for 3 months.

This information is completely impartial and is designed to assist our clients in making informed decisions on any repair or maintenance work that may be required.

We attended site to carry out inspection works on SWMH01 DS to ditch the opposite side of the carriageway.

Conclusion

Following the conclusion of the inspection, the results are detailed below:

No visible defects were observed; the pipeline was recorded to have a diameter of 350mm on the opening

The invert, measured from the base of the pipe to the upper edge of the chamber, was recorded at 2.150mm.

All observations have been recorded in the accompanying drain report.

Recommendations:

1, No recommendations are required. The pipeline is clear and free flowing.

Project Pictures

Project Name
MARKFIELD SWM01 DS

Project Number

Project Date
23/07/2026



SWMH01 DS VIEW



SWMH01 INVERT 2.150M



SWMH01 OUFALLS TO DITCH

Section Profile		
Project Name	Project Number	Project Date
MARKFIELD SWM01 DS		23/07/2026

Circular, 350 mm, 0 mm							
Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
1	SWMH01	DS	23/07/2026	A50 EAST	Concrete segments	47.47 m	47.47 m

Total: 1 Inspection x Circular 350 mm, 0 mm = 47.47 m Total Length and 47.47 m Inspected Length

Total: 1 Inspection = 47.47 m Total Length and 47.47 m Inspected Length

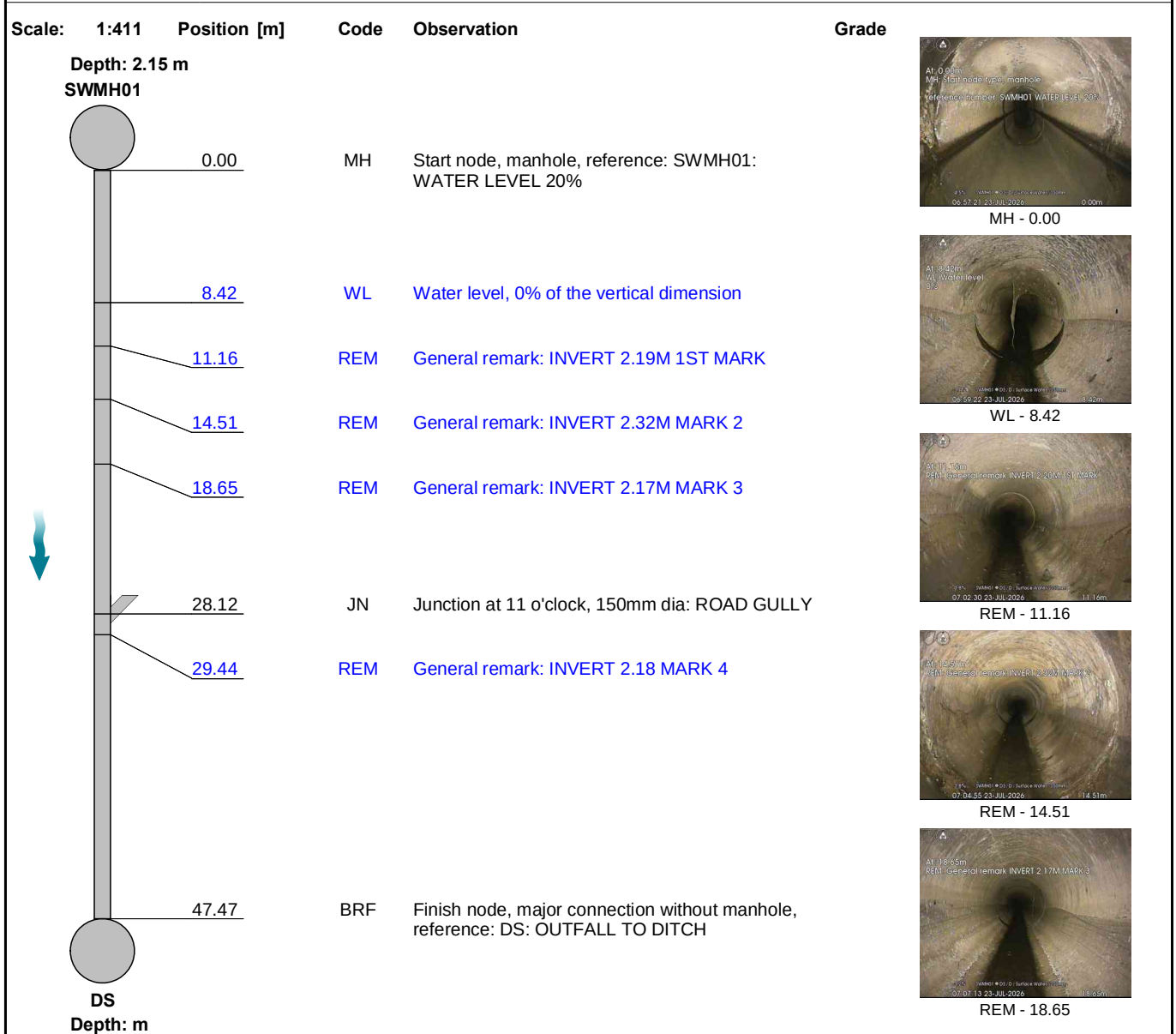
Section Summary			
Project Name		Project Number	Project Date
MARKFIELD SWM01 DS			23/07/2026
Number of sections1			
Total length of sections47.47 m			
Total length of inspected sections47.47 m			
Total length of not inspected sections0.00 m			
Number of abandoned inspections0			
Number of section inspection photos8			
Number of section inspection videos1			
Number of section inspection scans0			
Number of section inclination measurements0			
PLR: SWMH01X		Upstream Node: SWMH01	
Inspection Direction: Downstream		Downstream Node: DS	
Inspected Length: 47.47 m		Dia/Height: 350 mm	
Total Length: 47.47 m		Material: Concrete segments	
No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: SWMH01, WATER LEVEL 20%
2	8.42	WL	Water level, 0% of the vertical dimension
3	11.16	REM	General remark, INVERT 2.19M 1ST MARK
4	14.51	REM	General remark, INVERT 2.32M MARK 2
5	18.65	REM	General remark, INVERT 2.17M MARK 3
6	28.12	JN	Junction at 11 o'clock, 150mm dia, ROAD GULLY
7	29.44	REM	General remark, INVERT 2.18 MARK 4
8	47.47	BRF	Finish node, major connection without manhole, reference: DS, OUTFALL TO DITCH

Completed section inspection - 23/07/2026 - SWMH01X

Item No. 1	Insp. No. 1	Date 23/07/26	Time 6:42	Client's Job Ref 01	Weather No Rain Or Snow	Pre Cleaned No	PLR SWMH01X
Operator ALAN		Vehicle Not Specified		Camera Crawler	Preset Length Not Specified	Legal Status Not Specified	Alternative ID 1

Town or Village:	Burrow Graham	Inspection Direction:	Downstream	Upstream Node:	SWMH01
Road:	A50 East	Inspected Length:	47.47 m	Upstream Pipe Depth:	2.150 m
Location:	Road	Total Length:	47.47 m	Downstream Node:	DS
Surface Type:		Joint Length:		Downstream Pipe Depth:	
Use:	Surface water	Pipe Shape:	Circular		
Type of Pipe:	Gravity drain/sewer	Dia/Height:	350 mm		
Flow Control:	No flow control	Material:	Concrete segments		
Year Constructed:	Not Specified	Lining Type:	No Lining		
Inspection Purpose:	Investment planning	Lining Material:	No Lining		

Comments:
Recommendations:



Completed section inspection - 23/07/2026 - SWMH01X

Item No.	Insp. No.	Date	Time	Client's Job Ref	Weather	Pre Cleaned	PLR
1	1	23/07/26	6:42	01	No Rain Or Snow	No	SWMH01X
Operator		Vehicle		Camera	Preset Length	Legal Status	Alternative ID
ALAN		Not Specified		Crawler	Not Specified	Not Specified	1



JN - 28.12



REM - 29.44



BRF - 47.47

Construction Features					Miscellaneous Features				
Structural Defects					Service & Operational Observations				
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0

Section Pictures - 23/07/2026 - SWMH01X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	SWMH01X	01	MARKFIELDS



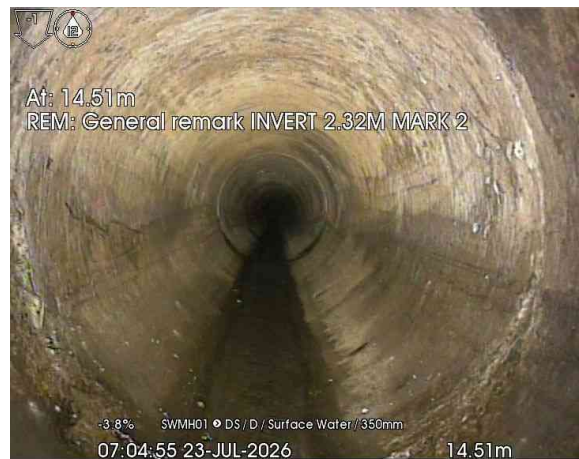
1, 00:00:05, 0.00 m
Start node, manhole, reference: SWMH01, WATER LEVEL 20%



2, 00:01:54, 8.42 m
Water level, 0% of the vertical dimension



3, 00:02:16, 11.16 m
General remark, INVERT 2.19M 1ST MARK



4, 00:02:39, 14.51 m
General remark, INVERT 2.32M MARK 2

Section Pictures - 23/07/2026 - SWMH01X

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	SWMH01X	01	MARKFIELDS



5, 00:03:01, 18.65 m
General remark, INVERT 2.17M MARK 3



6, 00:03:57, 28.12 m
Junction at 11 o'clock, 150mm dia, ROAD GULLY



7, 00:04:11, 29.44 m
General remark, INVERT 2.18 MARK 4



8, 00:05:35, 47.47 m
Finish node, major connection without manhole, reference: DS,
OUTFALL TO DITCH

Backpage_ENG

Notes:

Thank you for choosing to use WinCan to carry out your drainage investigation works.

The results and views carried in this report are those of the engineer(s) appointed to carry out the investigation and are considered relevant on the day of the survey. Drain and sewer performance is known to alter over time, so liability cannot be accepted for differences between the recorded data and the actual data at a time after this report was generated.

This survey has been created in accordance with the drainage standard used in the country and language settings for this PC.

If a DVD has been supplied with this report, please note that it can only be used in a Windows based PC. Please browse the DVD and navigate to the PDF folder to find project-based documents such as drawings, engineer's site notes and survey specifications amongst others.

CCTV subsidence investigations do not account for the water tightness of the pipes and are merely a visual inspection of inside of the drains. CCTV drainage engineers are generally not qualified to comment on the causes of subsidence, and can only suggest required remedial actions for the pipes, and not the affected buildings.

Subsidence is a building structural failure, which can occur for many reasons. Although drainage failures can contribute to subsidence problems, other causes should always be investigated as part of a considered approach. In order to eliminate drains from suspicion, WinCan suggests that all pipes within at least 10m of the subsidence area be pressure tested over and above a CCTV inspection, and remedial suggestions considered based on the findings.

Unless otherwise specified in an associated task order (or similar), the data gathered in this report may not be suitable for use as a pre-lining investigation. We are happy to carry out such surveys, but this must be agreed prior to the commencement of the works, and a the client must specify the data they wish to capture and the acceptable tolerances.

Where GPS coordinates and heights have been issued within this report, they are to 1m accuracy, and 2m accuracy for heights. Greater accuracy can be provided on request.

Appendix C – CCTV Survey of Eastern Outfall

Project

Project Name: COTTAGE LANE CULVERT
Project Description: WinCan Import in Miraculix Standard
Project Status: Issued
Project Date: 23/07/2026



Table of Contents		
Project Name COTTAGE LANE CULVERT	Project Number	Project Date 23/07/2026

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Section Profile	P-5
Section Summary	P-6
Section Item 1: CULVERT > DS (CULVERTX)	1
Backpage_ENG	3

Project Information

Project Name
COTTAGE LANE CULVERT

Project Number

Project Date
23/07/2026

Company: John Robinson Associates
Contact: John Robinson
Street: Ashby Grange, Main Street
Town or City: Ashbey St Ledgers
Post Code: CV23 8UN
Phone: 024 7527 0126
Mobile: John.Robinson@JRAssoc.co.



Site

Company: Culvert under Whitwick Road
Street: Cottage Lane
Town or City: Leicester



Project Information

Project Name
COTTAGE LANE CULVERT

Project Number

Project Date
23/07/2026

Project Notes

SUPPLEMENTARY CCTV CAMERA INSPECTION REPORT

I would like to take this opportunity to thank you for your instructions on carrying out specific work at the above address. Our findings and recommendations are included in this report together with the survey.

SURVEY GUIDELINES

The following report lists our findings. This is based on all the surveyed drainage runs at the above property be it a single run or a complete system.

The following report also includes a quotation for any remedial work should it be necessary. Any estimate included in this report is valid for 3 months.

This information is completely impartial and is designed to assist our clients in making informed decisions on any repair or maintenance work that may be required.

We attended site to carry out inspection works on a culvert line running under Whitwick Road and report back findings.

Conclusion

Following the conclusion of the inspection, the results are detailed below:

No visible defects were observed; the pipeline was recorded to have a diameter of 900mm and a length of 15.79m.

The invert, measured from the base of the pipe to the upper edge of the header wall, was recorded at 1.900mm.

All observations have been recorded in the accompanying drain report.

Recommendations:

1, No recommendations are required. The pipe line is clear and free flowing.

Project Pictures

Project Name
COTTAGE LANE CULVERT

Project Number

Project Date
23/07/2026



Culvert Header Wall

Section Profile		
Project Name COTTAGE LANE CULVERT	Project Number	Project Date 23/07/2026

Project Date	23/07/2026
---------------------	------------

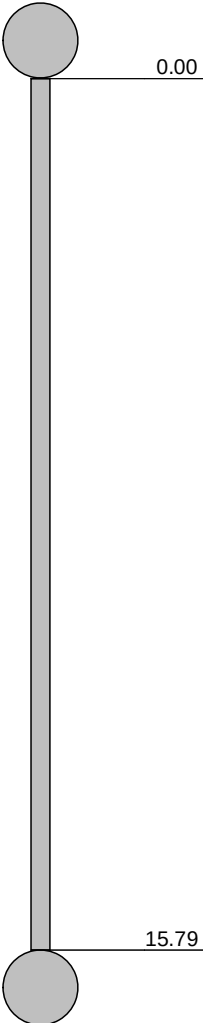
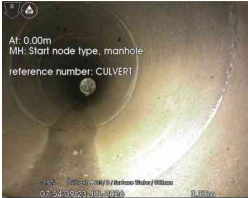
Circular, 900 mm, 0 mm

Item No.	Upstream Node	Downstream Node	Date	Road	Material	Total Length	Inspected Length
1	CULVERT	DS	23/07/2026	COTTAGE LANE	Concrete segments	15.79 m	15.79 m

Total: 1 Inspection x Circular 900 mm, 0 mm = 15.79 m Total Length and 15.79 m Inspected Length
Total: 1 Inspection = 15.79 m Total Length and 15.79 m Inspected Length

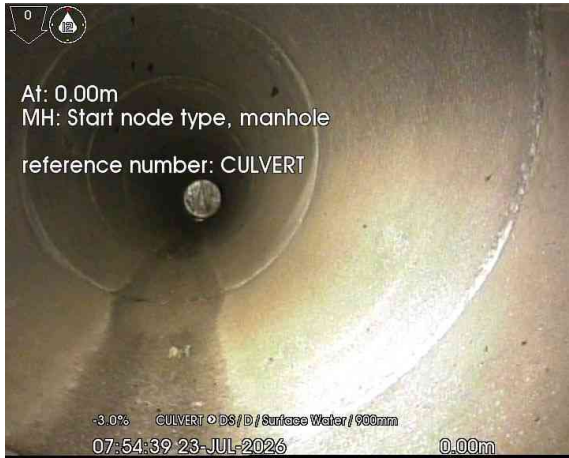
Total: 1 Inspection = 15.79 m Total Length and 15.79 m Inspected Length

Section Summary			
Project Name COTTAGE LANE CULVERT		Project Number	Project Date 23/07/2026
Number of sections		1	
Total length of sections		15.79 m	
Total length of inspected sections		15.79 m	
Total length of not inspected sections		0.00 m	
Number of abandoned inspections		0	
Number of section inspection photos		2	
Number of section inspection videos		1	
Number of section inspection scans		0	
Number of section inclination measurements		0	
PLR:	CULVERTX	Upstream Node:	CULVERT
Inspection Direction:	Downstream	Downstream Node:	DS
Inspected Length:	15.79 m	Dia/Height:	900 mm
Total Length:	15.79 m	Material:	Concrete segments
No.	m+	Code	Observation
1	0.00	MH	Start node, manhole, reference: CULVERT
2	15.79	MHF	Finish node, manhole, reference: DS

Completed section inspection - 23/07/2026 - CULVERTX										
Item No. 1	Insp. No. 1	Date 23/07/26	Time 7:50	Client's Job Ref 01	Weather No Rain Or Snow	Pre Cleaned No	PLR CULVERTX			
Operator ALAN		Vehicle Not Specified		Camera Crawler	Preset Length Not Specified	Legal Status Not Specified	Alternative ID 1			
Town or Village:		Whitwick Road		Inspection Direction:		Downstream		Upstream Node:		CULVERT
Road:		Cottage Lane		Inspected Length:		15.79 m		Upstream Pipe Depth:		1.900 m
Location:		Road		Total Length:		15.79 m		Downstream Node:		DS
Surface Type:				Joint Length:				Downstream Pipe Depth:		
Use:		Surface water			Pipe Shape:		Circular			
Type of Pipe:		Gravity drain/sewer			Dia/Height:		900 mm			
Flow Control:		No flow control			Material:		Concrete segments			
Year Constructed:		Not Specified			Lining Type:		No Lining			
Inspection Purpose:		Investment planning			Lining Material:		No Lining			
Comments:										
Recommendations:										
Scale: 1:137 Position [m] Code Observation Grade										
Depth: 1.90 m CULVERT										
										
										
MH - 0.00										
										
MHF - 15.79										
DS Depth: m										
Construction Features					Miscellaneous Features					
Structural Defects					Service & Operational Observations					
STR No. Def	STR Peak	STR Mean	STR Total	STR Grade	SER No. Def	SER Peak	SER Mean	SER Total	SER Grade	
0	0.0	0.0	0.0	1.0	0	0.0	0.0	0.0	1.0	

Section Pictures - 23/07/2026 - CULVERTX

Item No.	Inspection Direction	PLR	Client's Job Ref	Contractor's Job Ref
1	Downstream	CULVERTX	01	COTTAGE LANE



1, 00:00:02, 0.00 m
Start node, manhole, reference: CULVERT



2, 00:02:00, 15.79 m
Finish node, manhole, reference: DS

Backpage_ENG

Notes:

Thank you for choosing to use WinCan to carry out your drainage investigation works.

The results and views carried in this report are those of the engineer(s) appointed to carry out the investigation and are considered relevant on the day of the survey. Drain and sewer performance is known to alter over time, so liability cannot be accepted for differences between the recorded data and the actual data at a time after this report was generated.

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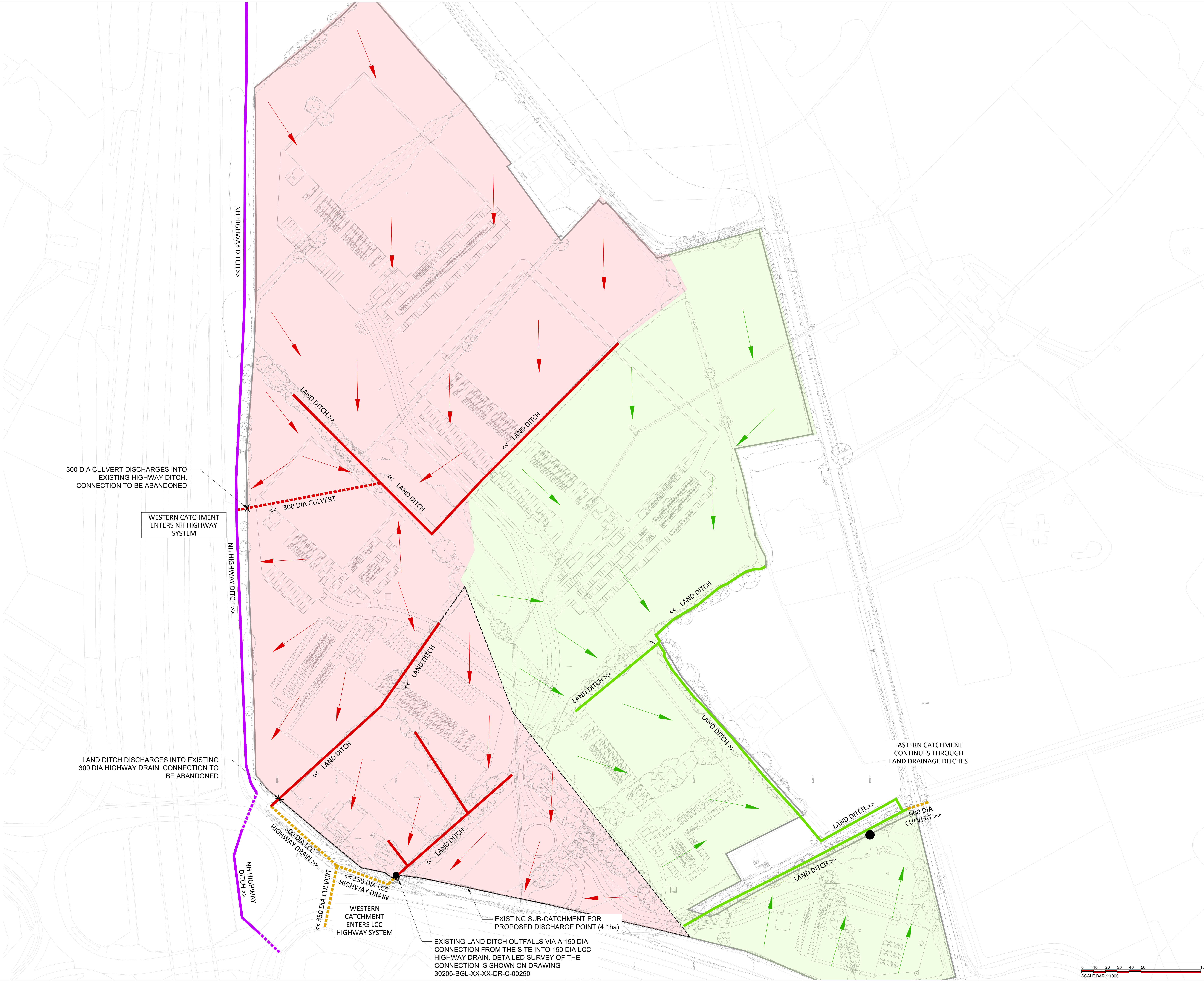
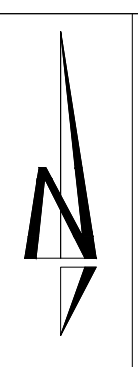
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Subsidence is a building structural failure, which can occur for many reasons. Although drainage failures can contribute to subsidence problems, other causes should always be investigated as part of a considered approach. In order to eliminate drains from suspicion, WinCan suggests that all pipes within at least 10m of the subsidence area be pressure tested over and above a CCTV inspection, and remedial suggestions considered based on the findings.

Unless otherwise specified in an associated task order (or similar), the data gathered in this report may not be suitable for use as a pre-lining investigation. We are happy to carry out such surveys, but this must be agreed prior to the commencement of the works, and a the client must specify the data they wish to capture and the acceptable tolerances.

Where GPS coordinates and heights have been issued within this report, they are to 1m accuracy, and 2m accuracy for heights. Greater accuracy can be provided on request.

Appendix D – Updated Drainage Strategy Drawings



THIS DRAWING IS THE COPYRIGHT OF BURROWS GRAHAM LIMITED.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

CONSTRUCTION

MAINTENANCE

DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:

1. This drawing shall be read in conjunction with all the relevant architects, engineers' and service engineers drawings & specifications.

2. All units in millimeters U.O.N. on the drawing. Do not scale off the drawing.

KEY:

Eastern watercourse (onsite)

Existing eastern catchment (onsite)

Western watercourse (onsite)

Existing western catchment (onsite)

LCC Highway Drainage

NH Highway Drainage

X

Existing drainage route to be abandoned

Proposed discharge location

P0529.07.2026JWOffsite culvert size amendedJW

P0418.06.2026BPMasterplan revisedJW

P0302.06.2026BPNotes amendedJW

P0229.05.2026BPUpdate for revised FRA and DSJW

P0120.05.2026BPFIRST ISSUEJW

REV

DATE

BY

DESCRIPTION

CHKD

BurrowsGraham

North Office:
5 Ambassador Place, Stockport Road,
Altrincham WA15 8JH
Tel: +44 (0)161 804 8046

South Office:
Buckland House, Dover Meen,
High Street, Belper Derbyshire DE4 2BL
Tel: +44 (0)1432 508 600

CLIENT

CaddickDevelopments.

PROJECT

LAND AT JUNCTION 22 OF THE M1
CLIFFE HILL FARM

DRAWING TITLE

EXISTING CATCHMENT DRAINAGE

BGL PROJECT NUMBER
30206

DRAWING STATUS
PRELIMINARY

OFFICE
NORTH

SCALE @ A0
1:1000

DATE
20.05.2026

DRAWN BY
BP

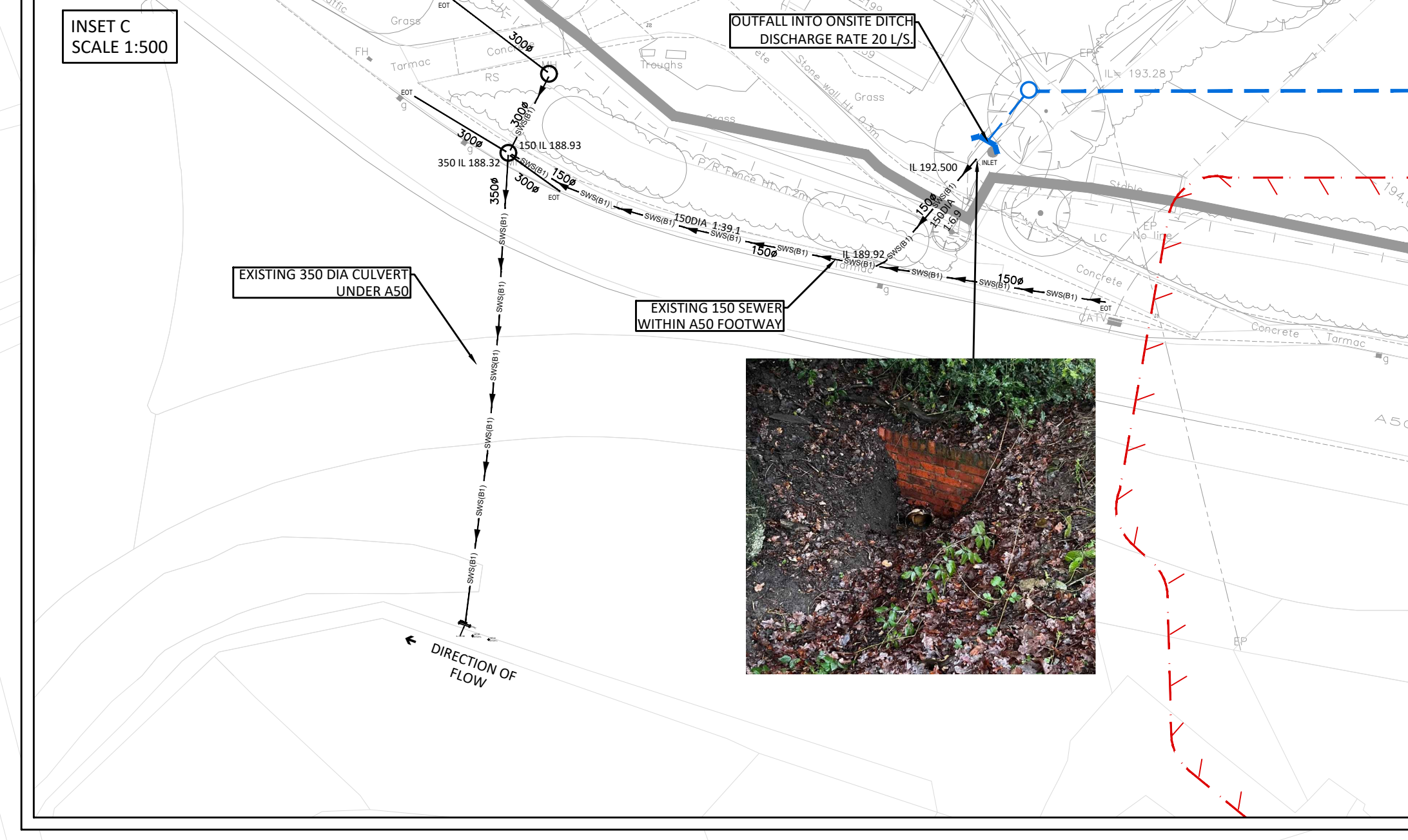
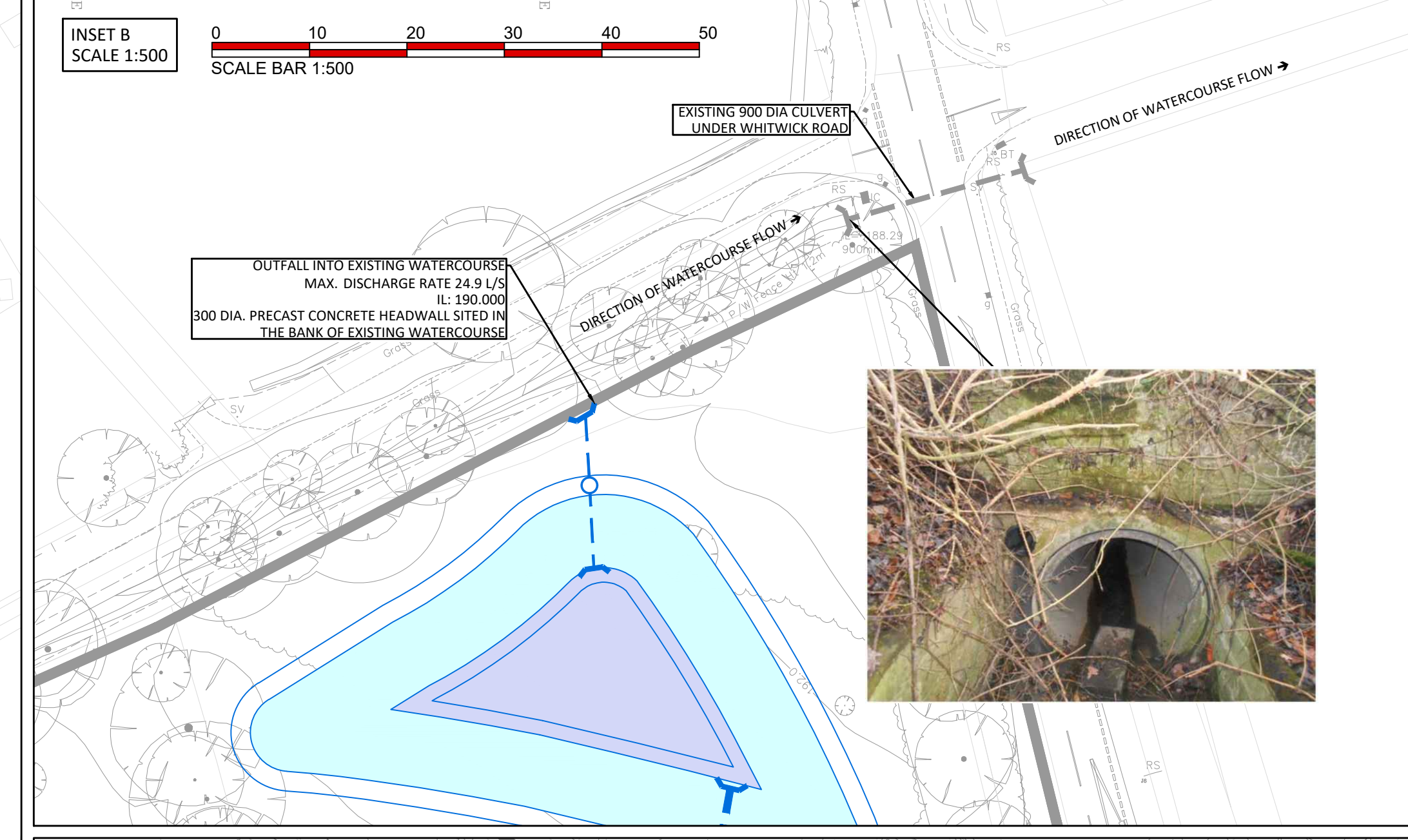
CHECKED BY
JW

DRAWING No

30206-BGL-XX-XX-DR-C-00255

REV

P05



THIS DRAWING IS THE COPYRIGHT OF BURROWS GRAHAM LIMITED.

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

CONSTRUCTION

MAINTENANCE

DEMOLITION

IT IS ASSUMED THAT ALL WORKS WILL BE CARRIED OUT BY A COMPETENT CONTRACTOR WORKING, WHERE APPROPRIATE, TO AN APPROVED METHOD STATEMENT

GENERAL NOTES:

1. This drawing shall be read in conjunction with all the relevant architects, engineers' and service engineers drawings & specifications.

2. All units in millimeters U.O.N. on the drawing. Do not scale off the drawing.

3. Drainage layout shown is indicative and subject to change through detailed design.

KEY:

Surface water drainage

Foul water drainage

Foul water rising main

Channel drain

Kerb Drain

Attenuation pond

Gully

Land drain

Wildlife tunnel

P13	29.07.2026	JW	Offsite culvert info amended	JW
P12	17.06.2026	BP	Updated to latest masterplan	JW
P11	11.06.2026	BP	Updated to latest masterplan	JW
P09	29.05.2026	BP	Update for revised FRA and DS	JW
P08	19.05.2026	BP	Drainage strategy updated	JW
P07	19.11.2025	BP	Mound drainage updated	JW
P06	23.09.2025	BP	Planning Issue	JW
P05	16.09.2025	BP	Planning Issue	JW
P04	05.09.2025	BP	Updated to latest masterplan	JW
P03	18.07.2025	BP	Updated to latest masterplan	JW
P02	09.06.2025	BP	Updated to latest masterplan	JW
P01	02.01.2025	BP	First Issue	JW

REV	DATE	BY	DESCRIPTION	CHKD

Burrows Graham

North Office:
5 Ambassador Place, Stockport Road,
Altrincham WA15 6DN
Tel: +44 (0)161 804 8046
South Office:
Buckfield House, Dover Meadows,
High Street, Beckenham HA4 2BL
Tel: +44 (0)1885 258 402

Caddick Developments.

PROJECT

LAND AT JUNCTION 22 OF THE M1
CLIFFE HILL FARM

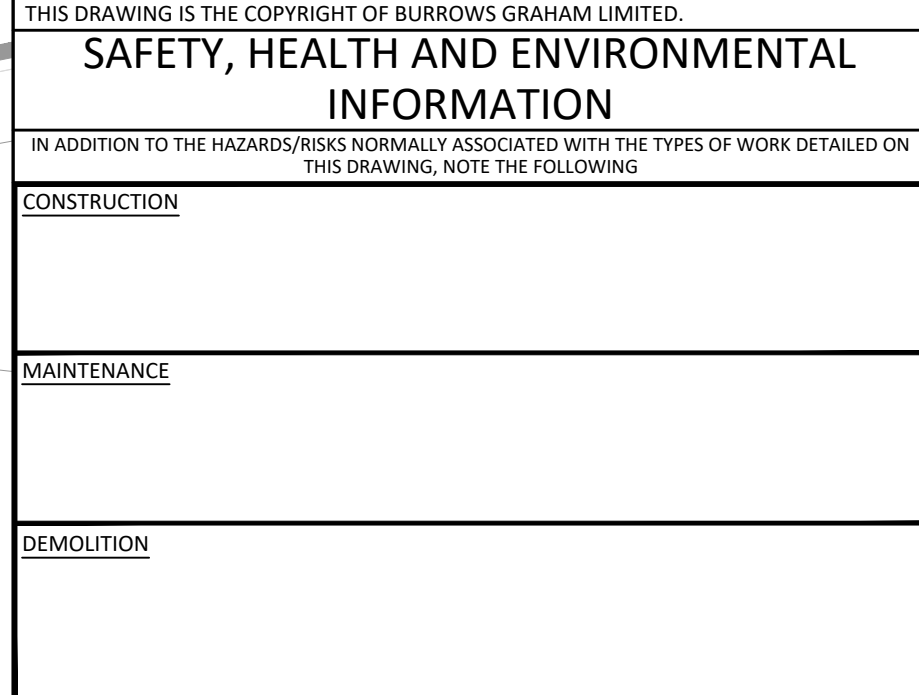
DRAWING TITLE

DRAINAGE STRATEGY
SHEET 1

BSL PROJECT NUMBER	DRAWING STATUS	OFFICE
30206	PRELIMINARY	NORTH

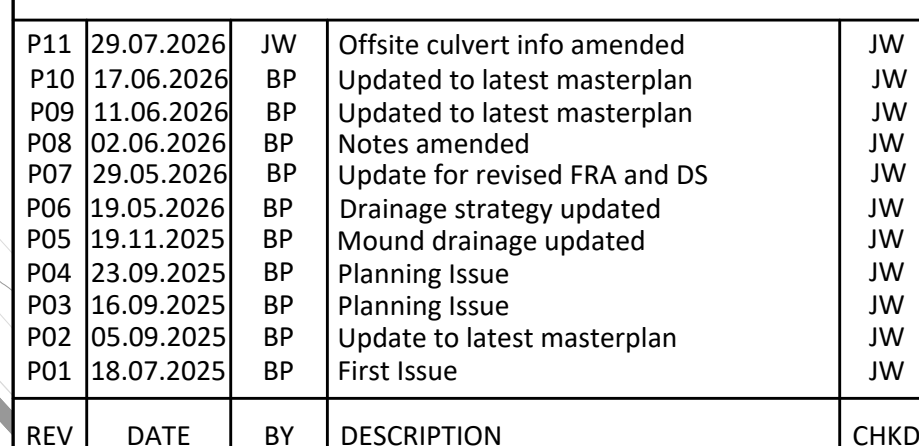
SCALE @ A0	DATE	DRAWN BY	CHECKED BY
1:1000	02.01.2025	BP	JW

DRAWING No	REV
30206-BGL-XX-XX-DR-C-00250	P13



1. This drawing shall be read in conjunction with all the relevant architects, engineers' and service engineers drawings & specifications.
2. All units in millimeters U.O.N. on the drawing. Do not scale off the drawing.
3. Drainage layout shown is indicative and subject to change through detailed design.

	Surface water drainage
	Foul water drainage
	Foul water rising main
	Channel drain
	Kerb Drain
	Attenuation pond
	Gully
	Land drain



CLIENT

Caddick
Developments.

PROJECT
LAND AT JUNCTION 22 OF THE M1
CLIFFE HILL FARM

DRAINAGE STRATEGY
SHEET 3

BGL PROJECT NUMBER 30206	DRAWING STATUS PRELIMINARY	OFFICE NORTH	
SCALE @ A0 1:500	DATE 18.07.2025	DRAWN BY BP	CHECKED BY JW
DRAWING No 30206-BGL-XX-XX-DR-C-00253			REV P11