

2026/0314/04/RM: Burbage, Aston Flamville Road - LLFA Response

23rd of July 2026

In relation to the above and the response made on the 21st of May 2026, we note the LLFA's intent to enforce standard 2 of The National Standards for SuDs (NSS) guidance on this scheme of 105 new dwellings. This is despite the determination of the outline planning permission (22/01037/OUT) prior to the introduction of the updated NSS guidance in 2025. As a result, we have produced a strategy to retrofit features into our set scheme which comply with the NSS, standard 2.

Initially, we have undertaken extensive infiltration testing on site, with a view to providing evidence that we can retain the first 5mm of rainfall within the site extents. Please see appendix A; **'D46080 Soakaway Report'**, undertaken by Geodyne Geotechnical and Environmental Consultants on the 7th and 8th of July 2026. Initial testing was targeted towards the attenuation basin, as denoted by tests SA01 – SA04 on the below snippet from appendix A:



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The strategy was to prove we could achieve a rate faster than 1×10^{-6} as per the SuDs 2025 requirements, thus allowing us to multiply the pond base area by 25 times. Unfortunately, soakaways in this location were unsuccessful and pits drained slower than the required rate.

We then undertook a further five soakaway tests across the site in an attempt to prove infiltration for the first 5mm of rainfall was achievable across the wider scheme. An extract from appendix A is included below and displays our findings.

TABLE 1 – SUMMARY OF SOIL INFILTRATION RATES				
Soakaway Reference	Test No.	Date of Test	Duration of Test (mins)	Soil Infiltration Rate (m/s)
SA01	1	07.07.2026	60	4.47×10^{-5}
SA02	1	07.07.2026	60	1.79×10^{-5}
SA03	1	07.07.2026	300	1.18×10^{-6}
SA04	1	07.07.2026	300	1.42×10^{-6}
SA05	1	07.07.2026	300	2.50×10^{-6}
SA06	1	08.07.2026	300	1.50×10^{-5}
SA07	1	08.07.2026	300	1.25×10^{-5}
SA08	1	08.07.2026	300	2.28×10^{-5}
SA09	1	08.07.2026	300	1.26×10^{-5}

As seen above, SA01 – SA04 were insufficient, however, four of the five additional tests spread across the site achieved a soakaway rate faster than 1×10^{-6} . As a result, in line with the NSS, any SuDs features within these permeable areas (SA06 – SA09) can be subject to an area multiplier. These multipliers are outlined below:

Feature	Impermeable Multiplier	Permeable Multiplier
Basin	5	25
Swale	5	25
Rain Garden	5	5
Permeable Paving	1	5

It's clear from our highway and housing arrangement that constructing swales or rain gardens is impractical and will have a negative effect on the site coverage. However, we will adhere to standard 2 of the NSS with a combination of an attenuation basin and targeted permeable paving. Our strategy to achieve this is set out in appendix B; **EM039-EN-003 (SUDS Interception)**. Appendix B is summarised as follows:

Total Hardstanding Area = 20,336.2m²

Feature	Area (m²)	Multiplier	New Area (m²)
Attenuation Basin	961.4	5	4,807
Permeable Paving	3,151.3	5	15,756.5
Total interception area in line with standard 2 of NSS = 20,514.5m²			

Conclusion

In consideration of the above and of appendix's A & B, our scheme demonstrates compliance with standard 2 of the NSS, through the effective use of a dry basin and permeable paving in areas proven to be able to infiltrate the first 5mm of rainfall. As such, the first 5mm of rainfall will be retained within our site.

If any further clarifications are required, please let us know.

I look forward to receiving your approval of our strategy in due course.

Yours sincerely,

