

**From:** public.access@hinckley-bosworth.gov.uk  
**Sent:** 02 August 2023 16:07  
**To:** Planning Application Comments  
**Subject:** Consultee Comments for Planning Application 23/00667/FUL

## Consultee comments

Dear Sir/Madam,

A consultee has commented on a Planning Application. A summary of the comments is provided below.

Comments were submitted at 02/08/2023 4:07 PM from Mr Peter Reid (peter.reid@hinckley-bosworth.gov.uk) on behalf of HBBC Drainage.

### Application Summary

|               |                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Reference:    | 23/00667/FUL                                                                                                                                                                                                                                                                                                                                                          |
| Address:      | The Old Rectory 8 Rectory Lane Market Bosworth Nuneaton Leicestershire CV13 0LS                                                                                                                                                                                                                                                                                       |
| Proposal:     | Change of use of the Old Rectory from a dwellinghouse (Class C3) to a Specialist Education Needs (SEN) School (Class F1), erection of two single storey classrooms, a Multi-Use Gaming Area (MUGA), revised parking layout with electric charging points, widening of access, replacement perimeter fencing and external landscaping, works to trees and other works. |
| Case Officer: | Sullevan Archer                                                                                                                                                                                                                                                                                                                                                       |

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### Comments Details

Notes to applicant:

Comments: Surface water should be managed by sustainable methods, preferably those which disperse runoff by infiltration into the ground strata: i.e. soakaways, pervious paving, filter drains, swales, etc. and the minimisation of paved area, subject to satisfactory porosity test results and the site being free from a contaminated ground legacy. If the ground strata are insufficiently permeable to avoid discharging some surface water off-site, flow attenuation methods should be employed, either alone or in combination with infiltration systems and/or rainwater harvesting systems.

Any proposed access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).

Kind regards

