



RE: Construction of motorway service area comprising vehicular and pedestrian access from the A5, petrol filling station for domestic vehicles, HGV filling station, Main PFS / Services building, drive thru unit, EV charging spaces, customer parking spaces including HGV, coach and caravan provision, landscaping including picnic and dog walking areas, electric substations and retaining walls at south/western boundary fronting the M69 (23/01023/HYB Hinckley & Bosworth / R23/1047 Cross boundary application with Rugby Borough Council)

23rd October 2025

Planning Condition Discharge - Temporary Surface Water Drainage

Condition 4 of the Hinckley and Bosworth approval is as follows:

"No development approved by this planning permission shall take place until such time as details in relation to the management of surface water on site during construction of the development has been submitted to and approved in writing by the Local Planning Authority in consultation with National Highways. The construction of the development must be carried out in accordance with these approved details"

This note seeks to provide the necessary information to discharge the requirements of Condition 4.

Temporary Drainage Management

The construction phase will require large areas of top soil / made ground cover to be stripped to allow significant earthworks operations to be undertaken, temporary haul roads to be provided and the proposed development to be constructed. Underlying sub soils will become compacted through plant movements and earthworks operations and this with the removal of topsoil can lead to a significant increase in surface water run-off during periods of heavy rainfall.

Without mitigation the increase in surface water run-off could lead to significant increase in flood risk to the site and surrounding areas from uncontrolled surface water run-off and an increase in flow rates entering the existing watercourse to the south of the site. This would lead to a significant increase in fluvial flood risk downstream

Soil erosion also occurs when run-off flows over exposed soils. Soil particles are picked up in suspension creating contaminated silty run-off. Construction activities and vehicle movements can damage soil structures, which during heavy rain fall can result in increased erosion, suspended solids in run-off and sedimentation. During periods of dry, windy weather, wind-blown dusts have the potential to directly affect surface water features.

During the construction phase of the Proposed Development there will be a number of activities which could cause soil erosion and sedimentation:-

- Earthworks, including topsoil stripping and stockpiling and manipulation of ground levels;
- Installation of temporary site compounds and haul roads;
- Disposal of surplus spoil;
- Dewatering activities;
- Sedimentation, mud and dust build up on site roads and public highways;
- Plant wheel washing and
- Movement and use of static and mobile plant/construction vehicles.

Without mitigation the silty run-off and suspended solids could potentially enter the adjacent watercourse.

Various techniques will be used to manage surface water run-off quantity and quality. These typically would include, (but not be limited to):

- Silt fencing - typically installed at the top and bottom of slopes to control and direct run-off into water management and storage lagoon areas for settlement of silts.
- Straw bale barrier - in areas of potentially high run-off, or where water is to be treated following buffering by silt fencing, straw bale lagoons or straw bale baffles will be installed as a secondary filter medium, to ensure removal of silt and sediment from water. Geotextile membranes will be provided where required to provide a tertiary, finer filter medium
- Grips will be cut across the site to act as drains which will channel run-off towards water management areas.
- Where necessary, temporary storage areas / detention basins will be excavated and if required, lined with an impermeable material and used as a means of controlling surface water run-off. The detention basins can be used individually or in series to allow the settlement of silt-laden water.
- Discharge from the temporary detention basins will be restricted to the equivalent Greenfield run-off rate, so as not to increase flood risk downstream.
- All works will be carried out in a carefully controlled manner to minimise the potential for flooding and environmental pollution.

A formal Construction Environmental Management Plan has been prepared which sets out procedures and requirements for preventing and controlling pollution from concrete and cement construction products, fuels and oils and other potential pollutants. Detailed method statement and procedures will be prepared by the contractor. The method statements and construction operations should be in accordance with industry best practice guidance and the Environment Agency PPGs

Any existing surface water / overland flows routes that enter the site from outside the site boundary will be re-routed and/or maintained during the earthworks construction works. Any temporality diverted / alternative overland flow routes will be designed and constructed such that they provide the same capacity and do not increase flood risk to surrounding third party land.

The intention would be to form a temporary attenuation pond prior to any significant works taking place. All temporary drainage would be directed to the attenuation pond which would be used as a form of settlement basin prior to discharging via a temporary connection to the existing watercourse to the south of the site.

Implementation of the mitigation measures explained above to manage and control run-off during the construction phase will ensure that there is no increase in flood risk to downstream property and adjacent property. We therefore believe this should be suitable to discharge condition 4.

Regards,

A handwritten signature in black ink, appearing to read 'Tom Murphy', with a stylized flourish at the end.

Tom Murphy CEng MICE Meng (Hons)
Pre-Construction Manager - Welcome Break