
Sent: 23 June 2025 11:40
Subject: FW: 25/00404/DISCON - 291 Watling Street

From: Ryan Bayliss <
Sent: 20 June 2025 09:27
To: Matt Jedruch <Matt.Jedruch@hinckley-bosworth.gov.uk>
Cc: David O'Connor < James Savage <
Subject: Fwd: 25/00404/DISCON - 291 Watling Street

Hi Matt,

Please see formal response from the projects Civil Engineer below to address comments received in relation to Condition 5.

Any questions please do not hesitate in contacting me.

Kind regards

Ryan Bayliss | Senior Architectural Technologist

Neptune Architectural

M:

T:

W: <https://www.neptunearchitectural.co.uk/>

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From: **James Savage** <
Date: Fri, 20 Jun 2025 at 09:06
Subject: RE: 25/00404/DISCON - 291 Watling Street
To: Ryan Bayliss <
Cc: David O'Connor <

Hi Ryan,

Responses to Planning Condition Discharge Consultee Comments:

Leicestershire County Council (LLFA) – Comments Received 27/05/2025

The development approved by Appeal Decision APP/K2420/W/23/3326394 is for the construction of new two-storey hotel block to rear of an existing hotel, consisting of an additional 24 no. rooms with associated parking area. The application was initially refused by Hinckley & Bosworth Borough Council under application reference 22/00065/FUL, but was subsequently approved by the Planning Inspectorate.

The application site sits on the boundary of Leicestershire (Hinckley & Bosworth Borough Council) and Warwickshire (Nuneaton & Bedworth Borough Council). Much of the proposed development falls within Leicestershire, with the surface water outfall being located in Warwickshire.

The proposed drainage strategy seeks to limit surface water runoff from the new development area to 1l/s using a Hydro-Brake flow control device, with connection into the existing system. Flows are to be attenuated within an attenuation tank, specified as Aquacell Core R.

To support the proposals, the applicant should provide hydraulic calculations, demonstrating that the surface water flows are safely managed within the system or site boundary for all scenarios up to and including the critical 1 in 100 year (plus 40% climate change) event. The calculations should be supported by a catchment area plan.

The proposed Hydro-Brake seeks to discharge a 1l/s. This low rate results in a blockage risk to the flow control. To mitigate this, an overflow within the Hydro-Brake chamber is proposed. The levels of this overflow should be specified, and the above requested calculations should demonstrate that the water level within the proposed system remains below the overflow level during the peak design event (plus climate change). Additionally, two different Hydro-Brake models are referenced on the Private Drainage Construction Details Sheet 3 drawing.

The applicant should also confirm whether consideration has been given to whether the existing system has the capacity to accept the additional flows.

Finally, in accordance with the wording of Condition 5, details of any assessment to determine whether infiltration drainage techniques are viable at this location.

Leicestershire County Council as the LLFA advises the Local Planning Authority that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage in relation to Condition 5. To provide a substantive response, the following information is required:

- *Hydraulic calculations*
- *Hydro-Brake chamber weir level*
- *Correct Hydro-Brake references on Construction Details drawing*
- *Catchment area plan*
- *Confirm whether the existing network has capacity to accept additional flows.*
- *Assessment of infiltration drainage viability*

Note: The LLFA is not a statutory consultee in relation to foul drainage and as such, this response does not consider any foul drainage details submitted

Schema Responses:

1. To support the proposals, the applicant should provide hydraulic calculations, demonstrating that the surface water flows are safely managed within the system or site boundary for all scenarios up to

and including the critical 1 in 100 year (plus 40% climate change) event. The calculations should be supported by a catchment area plan.

Calculations can be found in the link at the bottom of this email chain. An areas plan can also be found in the same link.

2. The proposed Hydro-Brake seeks to discharge a 1l/s. This low rate results in a blockage risk to the flow control. To mitigate this, an overflow within the Hydro-Brake chamber is proposed. The levels of this overflow should be specified, and the above requested calculations should demonstrate that the water level within the proposed system remains below the overflow level during the peak design event (plus climate change). Additionally, two different Hydro-Brake models are referenced on the Private Drainage Construction Details Sheet 3 drawing.

An overflow pipe has now been designed in accordance with the above comments, and the referencing of the hydro-brake models has been amended to provide more clarity.

3. The applicant should also confirm whether consideration has been given to whether the existing system has the capacity to accept the additional flows.

Consideration was given to this but the existing pipework on site was a 100mm diameter pipe at a gradient of approx.. 1in89. This existing network would not be able to cater for the additional loading from the proposed development areas, as such a new system will be provided to cater for the new development, leaving the existing as is.

4. Finally, in accordance with the wording of Condition 5, details of any assessment to determine whether infiltration drainage techniques are viable at this location.

Site Investigation works were undertaken by GRM Development Solutions Ltd in January 2025 and an extract of the recommendation with regards to infiltration was as follows:

Soakaway Drainage

The strata encountered during the investigation is not cons drainage, due to it being low permeability clay.

Therefore, an alternative drainage system should be considere

Warwickshire County Council LLFA - Comments received 11 June 2025

Warwickshire County Council as the Lead Local Flood Authority (LLFA) has reviewed the application which was received on the 21 May 2025. Based on the information submitted the LLFA objects and cannot currently recommend the discharge of Condition 5 due to the following reasons.

Reason

The information submitted with this application does not comply with the requirements set out in the National Planning Policy Framework (NPPF) and supporting Flood Risk & Coastal Change guidance.

Specifically:

- *The details relating to the surface water drainage are insufficient.*

The submitted information does not therefore allow a suitable assessment of the proposed development, considering flood risk and surface water drainage matters.

Overcoming our objection

You can overcome our objection by submitting further information which is detailed below. This information should provide details of the proposed surface water drainage considering the scale and nature of the development to ensure the site will not increase risk elsewhere and where possible reduces flood risk overall. If this cannot be achieved, we are likely to maintain our objection to the application.

At the 'discharge of condition' stage proposals for surface water drainage should be approaching a level of detail suitable for tender or construction. Documentation should show the drainage scheme including SuDS features, specific details (e.g. standard details or cross sections) and demonstrate the performance and of the system through calculations and exceedance management, respectively. Such scheme should be in line with the original planning application/permission and where significant changes are made, justification should be provided.

Given the above, the following comments are made and further information required is outlined. This forms the basis of our current objection:

1. As the drainage scheme proposes to discharge into the existing STW surface water sewer, confirmation of the flows should be provided, this should take the form of an agreement under Section 106 of the Water Industry Act (1991).

Schema Responses:

1. As the drainage scheme proposes to discharge into the existing STW surface water sewer, confirmation of the flows should be provided, this should take the form of an agreement under Section 106 of the Water Industry Act (1991).

Generally a S106 agreement with STW is obtained at Construction stage, however we have now been instructed to proceed with obtaining this agreement and will look to get this agreed ASAP.



[250613_Issues Sheet_Details](#)

Kind Regards

James Savage

BSc (Hons) CEng MICE VR MCIHT

Managing Director–

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From: Ryan Bayliss <ryan@neptunearchitectural.co.uk>
Sent: 19 June 2025 11:49
To: James Savage <james.savage@schemaengineering.co.uk>
Cc: David O'Connor <david@neptunearchitectural.co.uk>
Subject: Re: 25/00404/DISCON - 291 Watling Street

Hi James,

Just chasing up for a response on this, if you can provide a full update of actions taken to address for us to forward to the Planning Officer in charge of the application asap this will be appreciated.

We will need this to enable us to agree an EOT (Extension of Time).

Any questions please do not hesitate in contacting me.

Kind regards

Ryan Bayliss | Senior Architectural Technologist

Neptune Architectural

M: 07894329102

T: 01530 569737

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On Thu, 12 Jun 2025 at 13:59, Ryan Bayliss <ryan@neptunearchitectural.co.uk> wrote:

Hi James,

Are you able to provide your official response for forwarding back to Hinckley and Bosworth in connection with the below email.

Essentially this is just to explain to the case officer the actions that are being taken to address the objection received.

Any questions please do not hesitate in contacting me.

Kind regards

Ryan Bayliss | Senior Architectural Technologist

Neptune Architectural

M: 07894329102

T: 01530 569737

W: <https://www.neptunearchitectural.co.uk/>

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From: **Matt Jedruch** <Matt.Jedruch@hinckley-bosworth.gov.uk>

Date: Tue, 10 Jun 2025 at 15:21

Subject: 25/00404/DISCON - 291 Watling Street

To: Ryan Bayliss <ryan@neptunearchitectural.co.uk>

Hi Ryan

Application to discharge Conditions 4 (biodiversity enhancement and management plan), 5 (surface water drainage), 9 (hard/soft landscaping) attached to planning permission 22/00065/FUL on Appeal Decision APP/K2420/W/23/3326394

I hope all's well.

Just to update you on the above application – the consultation period has expired, however I am still yet to receive a response from LCC ecology, which I have chased.

I have attached the response from LCC Drainage which summaries as follows:

“Leicestershire County Council as the LLFA advises the Local Planning Authority that the application documents as submitted are insufficient for the LLFA to provide a substantive response at this stage in relation to Condition 5. To provide a substantive response, the following information is required:

- *Hydraulic calculations*
- *Hydro-Brake chamber weir level*
- *Correct Hydro-Brake references on Construction Details drawing*
- *Catchment area plan*
- *Confirm whether the existing network has capacity to accept additional flows.*

- *Assessment of infiltration drainage viability*”

Please can you provide the information requested above in relation to condition 5?

I would be happy to agree an extension of time in due course.

Many thanks,

Matt

Matt Jedruch (He/Him)

Senior Planning Officer

Tel: 01455 255809

Mob: 07721857007

Email: Matt.Jedruch@hinckley-bosworth.gov.uk

Web: www.hinckley-bosworth.gov.uk

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