

TECHNICAL NOTE

Insert Project Name Response to LLFA Comments

NORTH WARWICKSHIRE BOROUGH COUNCIL
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PLANNING & DEVELOPMENT DIVISION

Project Ref:	LE25058	Prepared by:	VI	Date:	2025.06.09
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1. Introduction

- 1.1.
This technical note has been prepared in response to comments raised from WCC, the Lead Local Flood Authority (LLFA) in relation to the proposed Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road .

2. Response to LLFA comments

- 2.1.
Details should be provided on how the surface water discharge will be controlled to the pre-development rate to avoid an increase in flood risk, for example through the use of sustainable drainage systems (SuDS). Where infiltration is proposed, we will need to see infiltration test results in accordance with BRE 365 to clarify whether or not an infiltration type drainage strategy is an appropriate means of managing the surface water runoff from the site.

Our Response:

Surface water discharge rate: The Qbar for the site has been estimated using HR Wallingford Greenfield runoff rate estimation, please refer to Appendix D from the FRA. A vortex flow control device has been proposed to limit the discharge rate to the pre-development rate, please refer to the same Appendix for the flow control device specification.

Infiltration: Infiltration has been considered as the primary method to discharge surface water from the site but was found unviable. Based on the Geo-Environmental Desk Study Report prepared for the site it is understood that superficial Head deposits overlie Helsby Sandstone Formation. Based on review of the publicly available information for the area, including the ground investigation prepared for the adjacent development, it is expected that the granular Head material is only at the top 1m and is underlaid by cohesive strata. This information indicates that an attenuation pond deeper than 1m is unlikely to be suitable for infiltration. We therefore recommend that infiltration testing is secured by a planning condition; if the tests confirm adequate infiltration rates, the proposed attenuation pond is to be redesigned as an infiltration basin.

- 2.2. The proposed drainage strategy indicates an outfall into the existing STW sewer, should options further up the surface water drainage hierarchy be deemed unviable. Suitable information is required demonstrating the acceptability of such discharge location such as land ownership plans showing riparian ownership / developer enquiry or similar confirmation from the asset owner.

Our Response:

Please review Appendix C from the FRA for the developer enquiry with STW.

- 2.3. The LLFA actively promote and encourage the implementation of SuDS on all developments and requires evidence of the use of sustainable drainage principles and exploration of suitable SuDS to achieve the key principles of SuDS; Quantity Control, Quality Control and Biodiversity & Amenity Value. Evidence is required demonstrating that all SuDS features have been considered along with justification of why features have been discounted.

- Demonstrate consideration of the surface water discharge hierarchy, including any proposed SuDS features, outfall locations and attenuation volumes.
- Assessment of the nature of SuDS proposed to be used in accordance with 'The SuDS Manual', CIRIA Report C753.

Our Response:

Please review Chapter 4 from the FRA for the detailed Drainage Strategy proposed for the site.

- 2.4. The proposed scheme may broadly be considered 'pipe-to-pond' with the development passing through the singular SuDS attenuation shown. We would like to see a 'management train' approach to the drainage design incorporating source control measures more widely across the site. At this outline stage the layout is not considered to be finalised, and insufficient space is not a suitable reason for discounted SuDS features.

Our Response:

Please review Chapter 4 from the FRA for the detailed Drainage Strategy proposed for the site.

- 2.5. Suitable network level calculations are required to demonstrate performance of the proposed drainage strategy for a range of events up to and including the 1 in 100 year plus climate change event. Such calculations should demonstrate that the attenuation will be sufficiently sized in line with the discharge rate proposed.

Our Response:

Please refer to Appendix D from the FRA for the hydraulic calculations indicating that the network has been designed to accommodate a 100-year + 40%CC Storm Event.

- 2.6. Demonstrate that consideration has been given to any exceedance and overland flow routing. It should be recognised that exceedance can occur during any storm event due to a number of factors and such consideration should therefore not rely on calculations demonstrating no flooding.

Our Response:

Please review the Proposed Drainage Strategy layout OR-LINK-GEN-XX-DR-C-0500 within Appendix D from the FRA.

- 2.7. Evidence for the ongoing management and maintenance of any drainage features for the lifetime of the development.

Our Response:

Please review Chapter 5 from the FRA which outlines the proposed drainage management plan for the lifetime of the development.

3. Conclusion

- 3.1. The proposals submitted within this Technical Note addresses all LLFA comments and are in full accordance with national and local planning policies, as well as LLFA design guidance.
- 3.2. It is considered that all comments have been suitably addressed and requesting for the objections to be lifted. If additional information is required, we would request that these are conditioned to address in more detail at a later stage.
- 3.3. If any further information or clarification on the above is required by the LLFA, we would encourage you to contact us directly using the details below:

Name	Role	Email	Telephone
Valentin Ivanov	Principal Engineer		