

Insert Project Name

PAP/2025/0155

Response to LLFA Comments

Project Ref: LE25058

Prepared by: MSB

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NORTH WARWICKSHIRE
BOROUGH COUNCIL

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**PLANNING & DEVELOPMENT
DIVISION**

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. The applicant has highlighted that the proposed outfall will be to an existing STW surface water sewer. Infiltration testing in accordance with BRE 365 will need to be conducted at the next stage of the planning process to clarify whether or not an infiltration type of surface water disposal is suitable.

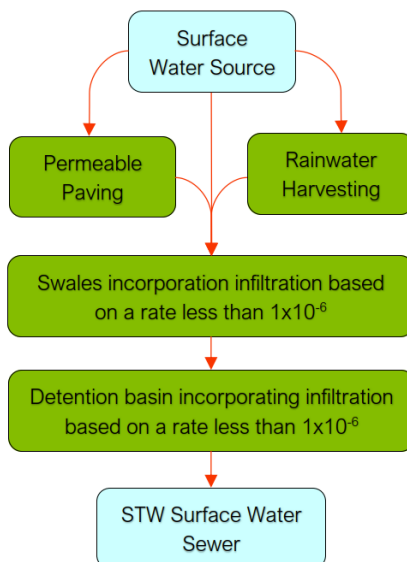
Our Response:

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 a detention basin 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 detention basin is to be redesigned as an infiltration basin.

- 2.2. As previously stated, the LLFA actively promote and encourage the implementation of above ground multifunctional 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. The proposed scheme is considered 'pipe-to-pond' with the development passing through the singular SuDS attenuation basin. The LLFA 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 of development, the layout is not considered to be finalised and insufficient space is not a suitable reason for discounted SuDS features such as swales, raingardens and additional attenuation basins.

Our Response:

The proposed drainage strategy has been revised in line with the National Standards for Sustainable Drainage Systems (SuDS). The proposed SuDS treatment train is as shown below.



Also, based on the revised strategy, the first 5mm of rainfall are going to be treated on site via the proposed permeable paving, swales, and detention basin.

Amenity and Biodiversity Risk Assessment has also been undertaken and is now presented within Appendix E of the revised FRA also provided with this submission.

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	valentin.ivanov@linkeng.co.uk	07801 953 421