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JCB HAREWOOD ESTATE – EXTERNAL WORKS ALTERATIONS

DRAINAGE/SUDS STRATEGY

The hardstanding areas associated with this development are above 1.0 ha and they lie within Flood Zone 1 but I would suggest that this project is outside of the SCC FRM Consultation Guidance Matrix because no areas are habitable and therefore 'No consultation of SCC FRM is required' prior to planning submission.

With the above in mind, however, I would confirm that we will be applying SUDS principles to the design of the two new car parks in accordance with Ciria C753 and highlighted below is how this will be achieved.

Earthmovers and Compact Product Car Parks – These car parks will be used for the parking of cars only and as such two treatment trains will be provided to comply with Ciria C753. The car parks will be constructed in tarmac and will discharge into lateral stone filter drains to provide the required water treatments which will then discharge via a throttled discharge balancing pond and ultimately discharging into the existing ditch at the northern boundary. The balancing pond will be designed to accommodate the attenuation required for a 1:100 year + 30% storm.

In addition to the above it is planned to reconfigure the parking area between the two buildings and add more concrete yard areas to accommodate HGV's that visit the site during the daytime only, which do not park overnight, together with the storage of finished JCB machines. At present these existing areas discharge via full retention interceptors into a throttled discharge balancing pond and ultimately into a ditch and it is planned to follow this same strategy for the reconfiguration of the existing together with the new service yards. A new balancing pond will be provided for the new yard and road areas designed to accommodate the attenuation required for a 1:100 year + 30% storm ultimately discharging into the existing ditch to the South.

A Maintenance Strategy will be produced for the new drainage scheme which will be maintained in perpetuity by the client who own the wider development.