

DRAINAGE STATEMENT

PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT

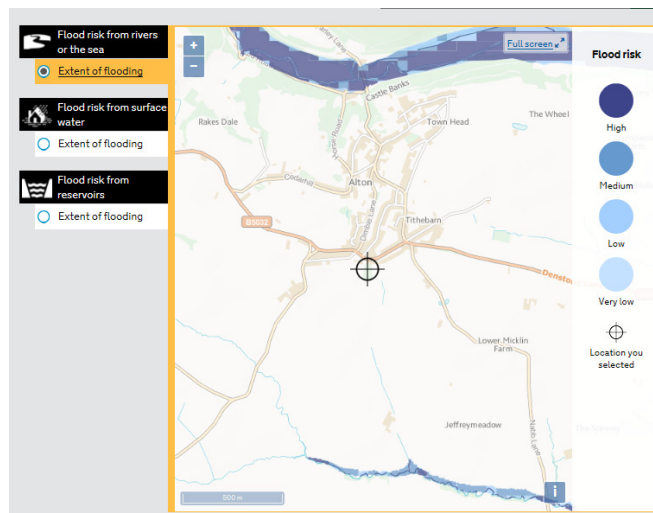
IVY COTTAGE, TYTHE BARN, ALTON, STAFFOPRDSHIRE, ST10 4AZ

1.0 INTRODUCTION

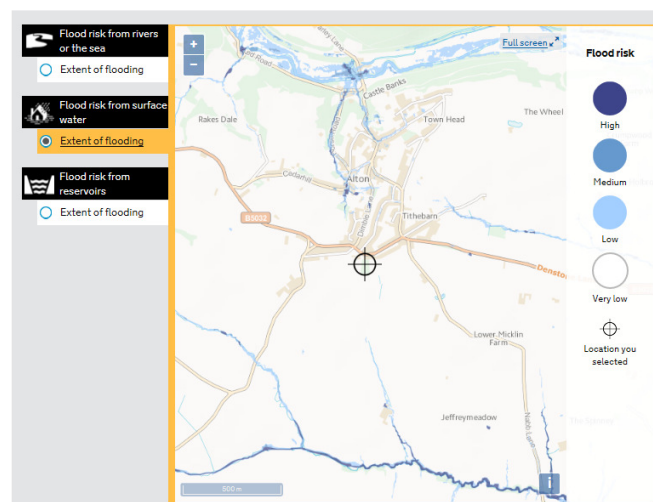
1.1 This statement has been prepared to support the planning application submitted. This statement is to establish the principles of a future drainage scheme in line with the drainage hierarchy

2.0 SUMMARY

2.1 Risk from rivers or the sea: The site is located within Flood Zone 1 as shown in the map below. The site also has a very low potential for any flooding from rivers and sea as indicated in the map below.



2.2 The site has a very low probability of flooding from surface water as indicated in the map below.



- 2.3 The site is believed to have good infiltration rates and has certainly not flooded in recent history or living memory. On this basis soakaways are a realistic option for the disposal of surface water.
- 2.4 It is considered that the site can demonstrate that it can suitably dispose of surface water via the drainage hierarchy and as such the detailed drainage matters can be considered at a later date, such as via condition. Drainage has been considered at an early stage, it is only that the actual design cannot be presented at this stage of the planning process.
- 2.5 It should be noted at this stage that in a previous planning application (SMD/2015/0151), Severn Trent Water did not object to a similar residential scheme and suggested the following planning condition in a letter dated 16th April 2015:

The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure the development is provided with satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

3.0 CONCLUSION

- 3.1 Surface water will be discharged in accordance with the drainage hierarchy in order of preference i.e. infiltration/soakaway, to a watercourse, to a surface water sewer, to a combined sewer and evidence will be provided to demonstrate why an option is not feasible before progressing to the next option in the design process. This will be in agreement with Severn Trent Water guidance. In the unlikely event that there are inadequate infiltration rates or that soakaways are not deemed to be suitable due to ground stability / solubility issues, this would be confirmed by a geotechnical consultant.