

Engineers Comments Regarding Surface Water Drainage

The application submitted includes a detailed surface water drainage strategy document that includes details of ground water monitoring. This monitoring indicates that groundwater is at or very near to the surface, therefore infiltration will not be viable on this site.

The proposal is for an attenuation basin and lined permeable paving to provide storage prior to discharge to watercourse or new surface water sewer. This is acceptable in principle as it follows the hierarchy for sustainable drainage, will provide adequate treatment, and provides wider benefits of SuDS such as amenity and biodiversity.

As the application seeks approval of a layout we request more details are provided at this time:

1. Catchment area plan to enable verification of provided calculations, preferably in dwg format.
2. Cross sections of attenuation basin, detailing offset of basin to surrounding features, including adjacent ordinary watercourse. An unobstructed 3m buffer should be provided around the attenuation basin.
3. Flotation calculations demonstrating that a safe basin design can be achieved in the given footprint and provide the required free volume for water storage.
4. Revisions to landscaping plans to move trees out of the attenuation basin- currently acers for example are proposed within the basin extents. This is not acceptable as the basin will have to be lined. Please ensure that all root potential areas are outside of surface water drainage feature extents.

Until this information is provided we would like to raise a holding objection. It is essential to establish if there is adequate space for surface water drainage prior to agreement of site layout. Drainage should be a fundamental consideration in design. Failure to secure a robustly evidenced implementable drainage strategy at this stage will likely unduly prejudice the drainage design and result in proposals failing to meet policy requirements.

Should this information be adequately provided we would then request a series of standard pre-commencement conditions, PCENG D2 (amended to account for prior supply of winter testing results), PCENG D3, PCENG D4, and ENG D1.

Please reconsult us once information for points 1-4 above is supplied.

Kind Regards,

Laura Gibbons



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