

REPLY TO SUDs PRE PLANNING APPLICATION BY FDL RE AMANDA BOUCHER.

TAKEN AS DIRECT COPY FROM EMAIL 5th JANUARY 2023 AUTHOR MR NICK WATERS NPT SABs.

Standard S1 – Surface Water Run-Off Destination

The application form has conflicting information regarding rainwater harvesting. Will this be utilised? The SAB do not consider this essential for a development of this type/scale.

The application form suggests the ground make-up is unsuitable for infiltration, however no infiltration testing appears to have been carried out. We will need evidence that infiltration is not viable before we can allow connection to a lower priority discharge point. If the infiltration rate allows, partial infiltration to ground should be considered before a lower priority destination is used for the rest.

The proposed discharge is to a combined sewer (standard S5) which is the lowest priority and can only be considered as a last resort if sufficient evidence is provided to confirm all other discharge locations are unviable.

Standard S2 – Surface Water Run-Off and Hydraulic Control

We cannot make comment on the hydrology until DCWW confirm what discharge rate they will accept into their system. We cannot consult DCWW as part of a pre-application submission. They do however have their own prelim service which we would encourage you to use to agree a potential connection and discharge rate.

Standard S3 – Water Quality

The grasscrete/block paving parking areas and filter strips provide adequate water treatment for the surface water on the site however the roof water appears to connect directly to the surface water system via a piped connection. Roof water should also go through a treatment process, either by conveying it to the filter strips or through the use of SuDS planters, rain gardens etc.

Standard S4 - Amenity

There is limited potential to increase the amenity value in a scheme of this scale and therefore the SAB would consider the integration of SuDS features as providing ample amenity value to the scheme.

Standard S5 – Biodiversity

Any biodiversity enhancements need to be integrated into the drainage design. For the parking spaces grasscrete is acceptable. However to the rear of the dwelling there is limited biodiversity enhancement within the drainage system. To improve this, the filter strips could be replaced by planted swales or SuDS planters used adjacent to downpipes etc.

Standard S6 - Design of Drainage for Construction and Maintenance and Structural Integrity

- The application doesn't identify who will be responsible for the SuDS components. Is the proposal for the SAB to adopt?
- The connection point to the drainage system is outside of the application site and on land outside of the applicants control. What type of agreement will be in place with the adjacent landowner? Pipes coming from the furthest dwelling's attenuation crate will cross land owned by two separate landowners, how will this be arranged legally?
- If each land owner is to take responsibility for the section of pipe within their boundary, it is good practise to place a chamber at each boundary.
- How can the landowner with the connection on their land be tied into maintaining the connecting pipework if they aren't party to the SAB agreement?
- A ownership/maintenance plan needs to be submitted.
- Full construction details of all SuDS components including the attenuation tanks need to be submitted.
- Details of the connection to the DCWW apparatus need to be submitted.