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1.0 INTRODUCTION

- 1.1 This Drainage Strategy Supporting Statement has been prepared in support of an application to discharge Condition 3 attached to planning permission DC/25/2004 at Whitemans, Sincox Lane, Shipley, RH13 8PT.
- 1.2 Planning permission was granted for the demolition of the existing dwelling and the construction of a replacement dwelling and car port. Condition 3 requires that no development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal has been submitted to and approved in writing by the Local Planning Authority.
- 1.3 This statement should be read alongside Atelier T&B drawing:
- **095-AT-ZZ-ZZ-DR-A-011 – Foul and Surface Water Drainage Strategy**
- 1.4 The purpose of this submission is to provide a proportionate drainage strategy for a single replacement dwelling, identifying the proposed means of foul and surface water disposal. It is not intended to constitute a full civil engineering drainage design or Flood Risk Assessment.

2.0 SITE AND PROPOSAL

- 2.1 The application site comprises an existing dwelling set within generous grounds, accessed from Sincox Lane. The approved development provides for the demolition of the existing dwelling and the construction of a single replacement dwelling, together with an associated car port.
- 2.2 The site contains established drainage features, including an existing pond, open drainage ditches and an existing package sewage treatment plant. The submitted drainage strategy drawing identifies the relevant existing and proposed drainage arrangements.
- 2.3 The proposal is for a single replacement dwelling and does not comprise major development. The drainage strategy has therefore been prepared on a proportionate basis, having regard to the scale and nature of the approved development.

3.0 EXISTING DRAINAGE CONTEXT

- 3.1 The site benefits from existing drainage infrastructure associated with the existing residential use.

- 3.2 The existing foul drainage arrangement includes an existing Klargester BioAir 4 package sewage treatment plant. Treated wastewater from the package treatment plant discharges to the existing open drainage ditch.
- 3.3 The existing surface water context includes an established pond and open drainage ditch network. The submitted drainage strategy drawing identifies the pond, the open drainage ditches and the existing drainage ditch serving the pond overflow.
- 3.4 The strategy therefore seeks to retain and rationalise the established drainage principles on site, rather than introducing a materially different form of drainage disposal.

4.0 FOUL WATER DRAINAGE STRATEGY

- 4.1 Foul water from the replacement dwelling is proposed to be directed to the existing package treatment plant arrangement shown on the submitted drainage strategy drawing.
- 4.2 The drawing identifies the existing Klargester BioAir 4 package sewage treatment plant and the route of foul water drainage. Treated wastewater is shown discharging to the existing open drainage ditch.
- 4.3 The final construction details, connection arrangement, levels, falls and any commissioning or servicing requirements are to be confirmed by the contractor / specialist installer prior to commencement of the relevant works. All foul drainage works are to be carried out in accordance with Building Regulations Part H and any other statutory approvals or consents required.

5.0 SURFACE WATER DRAINAGE STRATEGY

- 5.1 Surface water from the replacement dwelling is proposed to be directed to the existing pond and associated overflow / open drainage ditch system, as indicated on the submitted drainage strategy drawing.
- 5.2 The strategy follows the established site drainage pattern, with surface water directed to the existing pond and associated ditch network. The drawing identifies rainwater pipes, surface water drainage routes, the pond, open drainage ditches and the existing ditch for pond overflow.
- 5.3 The proposed arrangement is considered appropriate and proportionate for a single replacement dwelling, making use of existing drainage features within the site.

6.0 SUDS HIERARCHY

- 6.1 The surface water drainage strategy has been considered having regard to the SuDS drainage hierarchy and the need to manage surface water as close to source as reasonably practicable.
- 6.2 The drainage hierarchy has been considered as follows:

Infiltration to ground

Infiltration is generally the preferred method of surface water disposal where ground conditions allow. However, no site-specific infiltration testing has been undertaken as part of this proportionate planning-stage condition response. The nearby approved drainage strategy for land at Sincox Lane identified underlying ground conditions which were unlikely to support infiltration and therefore adopted discharge to an existing ditch as the next appropriate method of disposal. This nearby drainage strategy is not relied upon as site-specific infiltration evidence, but it provides relevant local context. The application site also benefits from existing surface water drainage features, including a pond and open ditch system.

Discharge to a surface water body, pond or ditch

The submitted strategy proposes to direct surface water to the existing pond / open drainage ditch system within the site. This follows the established drainage pattern and makes use of existing site drainage features. The submitted drawing identifies the proposed surface water drainage route, the existing pond, open drainage ditches and the pond overflow ditch.

Discharge to a surface water sewer

No public surface water sewer is identified on the submitted drainage strategy drawing. Given the rural location and the presence of existing on-site surface water drainage features, discharge to a public surface water sewer is not considered necessary or appropriate.

Discharge to a combined sewer

Discharge to a combined sewer would sit lower in the drainage hierarchy and is not proposed. Surface water will be managed separately from foul drainage.

- 6.3 On this basis, the proposed discharge of surface water to the existing pond and associated overflow / open drainage ditch system is considered an appropriate and proportionate response for a single replacement dwelling.

7.0 EXCEEDANCE AND EXISTING FLOW ROUTES

- 7.1 This statement has been prepared to address Condition 3, which requires a drainage strategy for foul and surface water disposal. It has not been prepared as a Flood Risk Assessment.
- 7.2 The approved development is for a single replacement dwelling. The strategy retains the existing drainage principle of managing surface water within the site via the existing pond and associated overflow / open ditch system. On this basis, and having regard to the scale and replacement nature of the proposal, the drainage strategy is not anticipated to materially alter the existing surface water drainage pattern.
- 7.3 Surface water exceedance, in the event of an exceptional storm or temporary blockage, would be expected to follow the existing site topography and established pond / ditch overflow arrangement. The submitted drawing identifies the existing pond overflow ditch and open drainage ditch network.

8.0 MAINTENANCE AND MANAGEMENT

- 8.1 The foul and surface water drainage systems will be maintained by the property owner.
- 8.2 Maintenance will include periodic visual inspection of rainwater pipes, gullies, inspection chambers, drainage routes, outfalls, the pond overflow route and open drainage ditches to ensure that they remain clear and operational.
- 8.3 The package treatment plant shall be maintained and serviced in accordance with the manufacturer's recommendations and any applicable statutory requirements.
- 8.4 Any siltation, blockage or damage identified during inspection should be cleared or repaired as soon as reasonably practicable to ensure the continued effective operation of the drainage system.

9.0 CONSTRUCTION AND DETAILED DESIGN

- 9.1 The submitted drawing is a planning-stage drainage strategy drawing prepared for the purpose of discharging Condition 3.
- 9.2 Final construction details, including levels, falls, pipe sizes, chamber positions, connections and installation details, are to be confirmed by the contractor / specialist drainage installer prior to commencement of the relevant works.
- 9.3 All below-ground drainage works shall be installed in accordance with Building Regulations Part H, relevant British Standards, manufacturer requirements and any statutory approvals required.

10.0 CONCLUSION

- 10.1 The submitted drainage strategy drawing and this supporting statement identify the proposed means of foul and surface water disposal for the approved replacement dwelling.
- 10.2 The strategy has been prepared on a proportionate basis, having regard to the nature and scale of the development, which comprises a single replacement dwelling and car port. Condition 3 requires the submission and approval of a drainage strategy detailing the proposed means of foul and surface water disposal, and this submission has been prepared for that purpose.
- 10.3 Foul water is proposed to be directed to the existing package treatment plant arrangement, with treated wastewater discharging to the existing open drainage ditch. The submitted drainage strategy drawing identifies the existing Klargestor BioAir 4 package sewage treatment plant and the associated treated wastewater discharge route.
- 10.4 Surface water is proposed to be directed to the existing pond and associated overflow / open drainage ditch system, following the established drainage pattern on site. The submitted drawing identifies the surface water drainage route, existing pond, existing open drainage ditches and pond overflow ditch.
- 10.5 The SuDS drainage hierarchy has been considered. In the circumstances of this site, and having regard to the existing pond and open ditch drainage features, discharge to the existing pond and associated overflow / open drainage ditch system is considered an appropriate and proportionate surface water drainage solution for the approved replacement dwelling.

- 10.6 The final construction details, including levels, falls, pipe sizes, chamber positions and installation details, will be confirmed by the contractor / specialist installer prior to commencement of the relevant works and shall comply with Building Regulations Part H and any other statutory approvals required.
- 10.7 The strategy is considered proportionate to the nature and scale of the approved development and provides sufficient information to demonstrate how the development will be properly drained.
- 10.8 On this basis, it is respectfully requested that Condition 3 of planning permission DC/25/2004 be discharged.