

EDGARS

Surface Water Drainage Statement

The requirement for the provision of a Sustainable Drainage Scheme as part of a Major Planning Application is noted.

The site to which the application relates is currently completely covered by hard surface or the existing building. The building and hard surfaced area are currently in use as the office building and the hard-surfacing area is utilised for off-street parking. The underlying geology at the site is comprised clay, silt, sand and gravel.

The provision of a Sustainable Drainage Strategy for the site would involve soakage / infiltrations tests to be undertaken to inform the strategy and establish what form of sustainable drainage techniques could be utilised on site. It would also enable decisions to be made regarding what techniques are not be feasible. These tests could not be carried out until such time that the use of the building ceases and, in order for an appropriate range of tests to be undertaken, the building is likely to need to be demolished. On this basis the provision of a Sustainable Drainage Scheme is not possible at this time.

The applicant would accept the imposition of a condition requiring a full drainage strategy to be submitted to and approved by the Council in advance of the commencement of development on site, should planning permission subsequently granted.

The applicant has every intention of providing a building which minimises surface water run-off in accordance with the Defra 'Non-statutory Technical Standards for Sustainable Drainage Systems' dated March 2015. This document states that the drainage design for previously development land should be in accordance with the following:

- For developments which were previously developed, the peak runoff rate from the development to any drain, sewer or surface water body for the 1 in 1 year rainfall event and the 1 in 100 year rainfall event must be as close as reasonably practicable to the greenfield runoff rate from the development for the same rainfall event, but should never exceed the rate of discharge from the development prior to redevelopment for that event.
- Where reasonably practicable, for developments which have been previously developed, the runoff volume from the development to any highway drain, sewer or surface water body in the 1 in 100 year, 6 hour rainfall event must be constrained to a value as close as is reasonably practicable to the greenfield runoff volume for the same event, but should never exceed the runoff volume from the development site prior to redevelopment for that event.

The Old Bank
39 Market Square
Witney OX28 6AD

01865 731700
enquiries@edgarslimited.co.uk
edgarslimited.co.uk



Directors: Jayne Norris BA(Hons) MSc DipTp MRTPI, David Norris BA(Hons) MRICS AMaPS, Jon Westerman BA(Hons) DipTp MRTPI
Associates: Paul Slater BSc(Hons) MSc MRTPI, Dawn Brodie BSc(Hons) MSc MRTPI

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The technical design of the drainage system will, however, need to be informed by infiltration/ porosity testing which cannot be undertaken at this time.