

Sustainable Drainage Statement **Ancillary Carparking at Easthall Farm,** **St Paul's Walden, Hitchin** **SG4 8DL**

This statement has been prepared to accompany an application for the 'Formation of an additional shared car parking area to serve the existing B2 and B8 commercial units and existing school including a new access onto a private road, new school drop-off zone and associated surfacing, hedge planting, drainage and landscaping. Change of use from grazing land to carpark and access'.

Applicant: St Pauls Walden Bury Estate, The Calf House East and Calf House West, Easthall Farm, St Pauls Walden, Herts SG4 8DL

Agent: Dorli Newbery, Shingle Hall, Ongar Road, Dunmow, CM6 1JB

Sustainable Drainage Statement

1.0 Proposal

The proposed development comprises the provision of 28 additional car parking spaces, together with a school drop-off area, accessible parking, motorcycle parking for six motorcycles and cycle parking for 10 bicycles. There is no built form as part of the development.

2.0 Principle

The development will incorporate sustainable drainage principles to ensure that surface water arising from the proposed parking and circulation areas is appropriately managed and does not result in uncontrolled discharge onto the existing private road or adjoining land.

3.0 Design

The proposed parking and circulation areas will utilise permeable asphalt over a suitable free-draining sub-base. This form of construction will allow rainfall to pass through the surface and provide temporary storage within the underlying construction, thereby reducing and attenuating surface-water runoff.

The use of permeable surfacing will also reduce the reliance on conventional piped drainage and will assist in managing surface water close to its source. The drainage design ensures that there is no uncontrolled discharge onto the private access road, neighbouring land or property.

4.0 Build-up

For car park and entrance build-up see drawing 2026/423/04

Surface 40–50 mm permeable/porous asphalt – laid to fall

Binder/base 60-70 mm open-graded porous asphalt base/binder

Sub-base 200-250 mm clean, open-graded crushed stone, e.g. 4/20 mm

Separation layer Permeable geotextile separator membrane

Ground Prepared and compacted existing subgrade

Total construction depth: approximately 300-370 mm.

5.0 Setting

The majority of the surrounding grazing land will remain undeveloped. The proposed 136 metres of new native hedgerow will also provide additional soft landscaping and contribute to the overall green infrastructure of the site.

4.0 Conclusion

The proposal incorporates appropriate sustainable drainage principles through the use of permeable surfacing. The proposed approach is considered proportionate to the scale of the development and will ensure that the development does not result in an unacceptable increase in surface-water runoff or flood risk.

Dorli Newbery 18th September 2026