6. Hierarchy of disposing surface water

The Planning Practice Guidance and part H of the Building Regulations state that "generally, the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer".

6.1 Infiltration

Records from the British Geological Survey show that the proposed development is not underlain by any known superficial geology. However, information from the Environment Agency shows that the development is underlain by a Zone 1 source protection zone. This is defined as the 50-day travel time from any point below the water table to the source. Due to this it is recommended that infiltration is not used as the primary source for disposing surface water from the development. Further discussions with the Environment Agency could be undertaken to see if there is a possibility of using infiltration, however, previous discussions with them suggest this is highly unlikely.

6.2 Surface water body

Reviewing Ordnance Survey plans there are no watercourses within the immediate vicinity of the site, so discharging to a surface water body is not a viable method of disposing surface water from the development.

6.3 Surface water sewer and combined sewer

The existing development site is hard surfaced and it is assumed that surface water from the site drains into the public sewerage system. It is proposed the runoff from the new development will also discharge in the same way, although this will need to be discussed with Thames Water to agree a suitable connection point and any restrictions on discharge rates.

In order to minimise the discharge rate, it is suggested that SuDS features are incorporated into the building design, as set out in section 7 below.