

Pound Farm, London Road, St Ippolyts Surface Water Drainage Summary.

INTRODUCTION.

The hybrid planning application 21/00434/HYA was approved March 2024. This covered Phase 1 as a full application for 36 dwellings and an outline planning application for the remaining part of the site for 48 dwellings.

HYBRID APPLICATION 21/00434/HYA

DETAIL SUBMITTED FOR SURFACE WATER DRAINAGE.

Part of the planning application documentation was a Flood Risk Assessment ref: E08-010 dated November 2021. The FRA set out the drainage strategy for both Phase 1 and Phases 2/3.

The proposal was to drain the surface water run off into an attenuation basin adjacent to the eastern boundary for most of the site with a small number of the houses again towards the eastern boundary having private domestic soakaways.

PLANNING CONDITION 14.

A submission to clear planning condition 14 (Phase1) was made in March 2024 and was subsequently approved. The LLFA requested that the detailed infrastructure drainage design for Phase 1 included sufficient detail to ensure Phases 2 and 3 could be adequately drained. This included detailed calculations for all the areas, pipe sizes, gradients etc, and in principle drainage layouts for Phases 2 and 3. During this process the decision was made to drain the entire site to the attenuation basin. This had the benefit of certainty for the surface water drainage without the need for further soakage tests.

APPLICATION 24/02907/RM (Phase 2/3)

A submission of a surface water drainage strategy has been made with the above application which followed the principles set out in the hybrid application and planning condition 14. The layout and calculations for the surface water drainage were amended to suit the detailed Phase 2/3 layout as minor adjustments to plot locations and sizes were made. The amendments did not have any effect on the infrastructure drainage, including the attenuation basin already designed and detailed for Phase 1. A fully detailed surface water drainage scheme will follow when planning permission is granted for Phases 2/3 and conditions are released. This will be much the same as for Phase 1 and the hybrid planning approval.