EMERALD HOMES GROUP LTD/RTW Construction LTD
Home Farm, Littleworth Drove, Deeping St Nicholas, Spalding
Statement for discharge of drainage related matters Conditions 10 and 16

Application Reference:
Outline: H03-0161-17 | Reserved Matters: H03-0598-24
Erection of 119 dwellings and a village hall along with ancillary development

Condition 10

Surface Water Drainage System

Surface water is to be collected via a below ground piped drainage network from all proposed impermeable surfaces:

- Building roofs
- Private drives and parking spaces
- Shared private drives
- Adoptable highways

The drainage network will consist of private drainage within plots and S104 adoptable surface water sewers within the proposed adoptable highway. SuDS features in the form of filter trenches/drains will be provided to collect highway drainage which will be connected to the adoptable surface water sewers. The network will discharge to a detention basin prior to surface water discharging at a restricted of 7.0 l/s to an existing Welland and Deepings IDB watercourse (DrainID 196 – Picks Home Farm) located along the southwest boundary of the site.

The proposed surface water drainage layout is shown on drawings:

- 12652-WMS-ZZ-XX-D-C-39210-S8-P4 - S104 sewer layout
- 12652-WMS-ZZ-XX-D-C-39230-S3-P2 – Domestic drainage layout 1 of 4
- 12652-WMS-ZZ-XX-D-C-39231-S3-P2 – Domestic drainage layout 2 of 4
- 12652-WMS-ZZ-XX-D-C-39232-S3-P2 – Domestic drainage layout 3 of 4
- 12652-WMS-ZZ-XX-D-C-39233-S3-P2 – Domestic drainage layout 4 of 4

Anglian Water have given technical approval to the proposed adoptable surface water sewer system – refer to Offer Letter – Confirmation of Technical Approval dated 24 July 2025.

Attenuation

It is proposed to provide attenuation using oversized pipes as part of the S104 sewer system within the proposed adoptable highway and a proposed adoptable detention basin to accommodate the 1 in 30-year storm events with additional attenuation volume provided within

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the detention basin to accommodate the 1 in 30 and 1 in 100-year (+40% climate change) storm events. Further attenuation is provided in the form of geocellular crate tanks as part of the private drainage system to accommodate the 1 in 100-year (+40% climate change) storm events.

Restricted Discharge Rate

The final discharge to the IDB watercourse will be restricted to 7.0 l/s using a vortex control device located in the final downstream manhole of the adoptable surface water sewer system.

Welland and Deeping IDB have consented to the restricted discharge rate of 7.0 l/s – refer to DIS/DF60 dated 10 July 2025.

Phasing of Implementation for the Drainage Scheme

An initial phase of construction will be undertaken to include:

- Site access road
- On site S38 raods from the site access to the detention basin and foul pumping station
- All S104 surface water and foul sewers located within the aforementioned roads
- Detention basin and outfall to IDB watercourse
- Foul pumping station and pumping main to point of discharge with existing Anglian Water sewer network

This will enable fully operational foul and surface water sewer systems with points of discharge to be in place as soon as practicably possible. The house build out will follow in phases with further associated S38 roads and S104 sewers.

Maintenance and Management of Surface Water Sewer System Over the Lifetime of the Development

The proposed surface water sewer system consists of both private and adopted elements. As such the different elements of the system will be maintained and managed by private house owners, management company and Anglian Water being the local sewer authority.

Details of the maintenance/management responsibilities for the individual elements of the surface water drainage system are provided with the Drainage Maintenance Plan dated 22 November 2022.

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Condition 16

Foul Water Drainage System

It is proposed to provide a gravity private foul drainage system and an adoptable foul sewer network within the proposed development which will discharge to a proposed adoptable S104 foul pumping station. The outfall from the pumping station will be via a proposed adoptable rising main which will connect to the existing Anglian Water foul sewer system at the entrance to Herdsmans Close.

The proposed foul drainage layout is shown on drawings:

- 12652-WMS-ZZ-XX-D-C-39210-S8-P4 - S104 Sewer Layout
- 12652-WMS-ZZ-XX-D-C-39218-S8-P2 – S104 Rising Main Layout and Long Section

Anglian Water have given technical approval to the proposed adoptable foul water sewer system:

- refer to S104 Offer Letter – Confirmation of Technical Approval dated 24 July 2025
- refer to S106 Acceptance Letter – Confirmation of Sewer Connection Approval dated 21 March 2025

Document prepared by:
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Project no: 12652

On behalf of:
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Date: 27/08/25

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