

Simplified Surface Water Drainage Report

Part demolition, conversion and extension of shop to provide reduced retail floor space and 8 residential units – Planning Ref: H16-0368-18 at:

**1 Vine Street
Spalding
PE11 1AN**

Condition to be discharged – 10 - Before the commencement of the development hereby granted beyond oversight, full details of the means of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

It should be noted that the proposed development does not increase the area of surface water runoff from what is already in existence on the site. There is currently a building which will be partially demolished and extended, and a carpark that will be entirely built over. The current surface water runoff has been disposed of via the nearby surface water sewer since the building was originally constructed.

A SuDS compliant design is not reasonably practical, as the proposed development extends to the site boundaries and there is therefore no available space for rainwater storage, soakaways, ponds, attenuation tanks, etc.

We have therefore followed the hierarchy of preference for different types of surface water drainage systems as set out at paragraph 3(3) of Approved Document H of the Building Regulations to establish the most suitable method of surface water disposal, as follows:

1. *Store rainwater for later use* – Not possible, as the development extends to the site boundaries and there is therefore no available space for rainwater storage.
2. *Use infiltration techniques, such as porous surfaces in non-clay areas* – Not Possible, as the development extends to the site boundaries and there is therefore no available space for infiltration surfaces to be installed. In addition, low-strength clay soils have been identified to 4.5m.
3. *Attenuate rainwater in ponds or open water features for gradual release* – Not Possible, as there is therefore no available space for ponds to be installed and there are no nearby open water features.
4. *Attenuate rainwater by storing in tanks or sealed water features for gradual release* – Not Possible, as the development extends to the site boundaries and there is therefore no available space for attenuation tanks or sealed water features. In addition, the clay soils would reduce effectiveness of this method.
5. *Discharge rainwater direct to a watercourse* – Not possible per se, whilst there is nearby river, there is no practical/viable way of transporting the rainwater to it, as it is approximately 100 meters away on the other side of a main road. HOWEVER, the nearby surface water sewer discharges directly to this watercourse.
6. ***Discharge rainwater to a surface water sewer/drain* – Possible, there is a very nearby surface water sewer, which discharges directly to the nearby river.**

7. Discharge rainwater to the combined sewer – N/A

It has therefore been concluded that the surface water runoff from this site should remain being discharged via the nearby surface water sewer, as per the below plan:

