

Thank you for consulting us on the additional drainage information (Bellamy Roberts, 8/5/24).

There is sufficient evidence to allow for us to recommend conditions, as we are confident that a drainage solution is available even if it differs from the one proposed. As such, the following conditions are recommended:

1. No development shall begin until a detailed surface water drainage scheme for the site, based on the principles within the drainage strategy, has been submitted and approved in writing by the Local Planning Authority. The submitted details should include:
 - a. A technical summary highlighting any changes to the design from that within the approved drainage strategy.
 - b. A capacity assessment for the adopted surface water sewer.
 - c. Detailed drainage plans to include type, layout and dimensions of drainage features including references to link to the drainage calculations.
 - d. Detailed drainage calculations to demonstrate existing runoff rates are not exceeded and there is sufficient attenuation for storm events up to and including 1:100 + climate change.
 - e. Evidence that urban creep has been included within the calculations.
 - f. Confirmation that sufficient water quality measures have been included to satisfy the methodology in the Ciria SuDS Manual C753.
 - g. Exceedance plans demonstrating the flow paths and areas of ponding in the event of blockages or storms exceeding design criteria.
2. Details for the long term maintenance arrangements for the surface water drainage system shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the dwellings. The submitted details shall include;
 - a. Maintenance schedules for each drainage feature type and ownership
 - b. Details of protection measures

Regards

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