

Based on the submitted Proposed Drainage Plan, we note that essential SuDS measures have been indicated, including infiltration via soakaway (at rear garden) and a drainage system where foul and surface water are combined at the final manhole before discharging into the public sewer (at Rectory Avenue). However, the current submission does not provide sufficient detail to fully assess the impact and ensure compliance with the planning condition aimed at promoting sustainable development.

The following items remain outstanding and should be addressed:

1. Comprehensive Surface Water Drainage Scheme

- A detailed design in accordance with the hierarchy of drainage options set out in the National Planning Practice Guidance and in compliance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions.
- Assessment of SuDS options supported by calculations and BRE 365 infiltration test results/site-specific data to justify the proposed soakaway.

2. Flow Rate and Climate Change Allowance

- Evidence that surface water discharge will be restricted to the existing site flow, incorporating a minimum 40% reduction in runoff to account for climate change.

3. Maintenance Arrangements

- Details of maintenance responsibilities and schedules for all drainage components.

4. Connection to Public Sewer

- Confirmation of application to United Utilities for permission to connect the combined foul and surface water system to the public sewer.

5. Permeable Surfacing

- Details confirming that any driveways or paved areas exceeding 5m² will be constructed using permeable or porous materials, in accordance with national guidance.