

Centre Heights – SuDS

Project/Ref:03460 – Centre Heights

5 October 2015

This statement has been developed in line with the relevant parts of the National Planning Policy Framework (NPPF) and Planning Practice Guidance. This statement complies with the DEFRA technical guidance ‘**Sustainable Drainage System – Non-statutory technical standards for sustainable drainage systems**’, from March 2015 to which the planning guidance refers to and to Thames Water requirements.

Policy 5.13 of the London Plan

Development should follow the drainage hierarchy in policy 5.13 of the London Plan below:

- store rainwater for later use – **Where possible**
- use infiltration techniques, such as porous surfaces in non-clay areas – **not possible given site geology**
- attenuate rainwater in ponds or open water features for gradual release- **not possible on site**
- attenuate rainwater by storing in tanks or sealed water features for gradual release - **Proposed**
- discharge rainwater direct to a watercourse – **Not possible**
- discharge rainwater to a surface water sewer/drain – **Not possible**
- discharge rainwater to the combined sewer – **Proposed to use existing combined connection**

Surface water flows and volumes arising from this development will not exceed those from the site prior to development.

Green roofs have been included within the scheme and will contribute a small amount of attenuation in periods of dry weather. Please refer to the Architect’s information for details of green roofs.

Site is below 1ha in area. Rain water attenuation is being carried out for the new part of the development only. The details of the rain water attenuation have been shown on drawing MS-009. It is proposed to install 16m³ attenuation cells below the mews courtyard, which has been designed to cope with a 1 in 100 year 6 hour storm + CC. Outflow to the existing combined public sewer will be limited to 2 litres per second which is a low as can be reasonably expected for the worst case storm. Lower flow rates are not feasible give the small sizes of orifices required. The site is attenuated to near green field rates.

Attached is maintenance information for the attenuation cells and flow control device. The installation will be inspected inline with Manufacturer’s recommendation by the freeholder Anaspel Ltd.

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