

Flood Risk and Surface Water Drainage Statement

Site:

**Land at Applegarth Farm, Headley
Road, Grayshott GU26 6JL**

Proposal:

**Change of use of land for the siting of 12no.
eco pods (tourist accommodation) associated
landscaping, access and car parking**

March 2021

1. Introduction

This surface water and foul drainage statement has been prepared to set out the proposed surface water and foul drainage strategy for the site.

The proposed development seeks permission for the change of use of land for the siting of 12no. eco pods (tourist accommodation) associated landscaping, access and car parking

2. Existing Drainage

The site is currently an undeveloped field with surface water draining in to the ground. No surface water drainage features exist.

3. Planning Policy Considerations

The NPPF and the online 'planning practice guidance' set out the Government's planning policies for England and how these are expected to be applied. This includes ensuring that flood risk is taken into account at all stages of the planning process, avoiding inappropriate development in areas at risk of flooding and directing development away from those areas where risks are highest.

A site-specific FRA is required for proposals of 1ha or greater in Flood Zone 1, all proposals for development in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the EA). The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account.

4. Proposed Surface Water Drainage

The proposed development will comprise only a limited amount of engineering works, comprising the laying of hardstanding for access, car parking, footpaths and surfacing to accommodate the proposed eco-pods.

It is proposed that drainage will be managed via soakaways to the wider development site which remain soft landscaped. It is not considered that the limited additional hardstanding, albeit likely to be permeable will a result in any increased run-off from the site or result in increased flood risk off site.

5. Proposed Foul Drainage

Whilst the final details of the proposed foul drainage is to be determined, it is likely to consist of two options:

1. Storage within the eco-pods and appropriate collection by suitable plant / contractors
2. Connection to the existing foul sewage network serving the adjacent commercial and residential areas. Agreement for an appropriate connection will be secured via utility providers.

Subject to the above and any upgrade works required, the proposal will not impact upon the existing foul drainage network.

HA-Appendix 1: Sewer Records

