



Chadwick Town Planning

DRAINAGE NOTE

Retention of Office Use and Minor Alterations to Building Unit 1 (Part) – Beeches Farm, Icknield Way, Drayton Beauchamp

8th November 2021

Existing Site

The existing site at Beeches Farm, Icknield Way, Drayton Beauchamp, just off the B488 near Tring, consists of former farm buildings in office, storage and other uses. The site currently benefits from underground drainage infrastructure, which utilises infiltration techniques to dispose of both storm and foul water from the site. These are shown on the submitted topographical drawings.

Development

The application seeks retrospective permission for the retention of office use within 335sqm of Unit 1 - which falls within Use Class E(g)(i) of the Town and Country (Use Classes) Order, 1987 (as amended) - and minor alterations to the building along with the associated parking and turning facilities serving the use. No changes are proposed to the existing drainage arrangements which have operated satisfactorily since 2003 when the office use was first commenced and alterations undertaken to this part of the building.

Foul Water

Foul water drainage is to a Klargester private treatment plant at the rear of Unit 1 and the adjacent bungalow.

The site has been served by these arrangements for many years, which - as far as we are aware - have not resulted in any foul water disposal issues.

Surface Water

Surface water from the existing building is drained to a soakaway to the north of Unit 1. The site has been served by these arrangements for many years, which have not resulted in any surface water disposal issues, as far as we are aware.

Soakage, percolation and infiltration tests carried out recently by Soil Consultants Limited in connection with the concurrent redevelopment proposals (App. No. 21/02895/APP) and provided to the Local Lead Flood Authority have shown that the location of soakaways in chalk should be fully in accordance with CIRIA C574.

Sources

Information obtained and reproduced from Soil Consultants Limited's letter of 11th October 2021 and the July 2021 Proposed Drainage Strategy produced by Michael Hadi Associates Ltd for the redevelopment application 21/02895/APP.