

### **Condition 5: Surface Water Drainage**

The text below in red provides a written response to Condition 3: Surface Water Drainage. The responses also refer to drawings which have been submitted as evidence alongside the condition discharge application.

- A) *'Written approval from the land owner is also required guaranteeing access for maintenance for the lifetime of the proposed development.'* – The owners' boundary line is located and clearly displayed on all site plan drawings, indicating the soakaways are within the owner's land. See boundary line in drawings '23283-ADG-XX-XX-EX-A-9001-E Site Location Plan', '23283-ADG-XX-XX-EX-D-9002-D Existing Site Block Plan', '23283-ADG-XX-XX-EX-D-9003-C Existing Survey Plan', '23283-ADG-XX-XX-EX-D-9011-E Proposed Site Layout Plan', '23283-ADG-XX-XX-EX-A-9002-E Proposed Block Plan'.
- B) *'Confirmation should be submitted that the proposed soakaway is located a minimum of 5m from the existing culverted watercourse identified as having the potential to be in close proximity to the proposed soakaway'* – The stream at the bottom of the hill is 50 meters away, whilst the man-made culvert is over 100 meters away from the Proposed Soakaway. See drawing '23283-ADG-XX-XX-EX-A-9001-E Site Location Plan'.
- C) *'It is recommended by BRE365 that infiltration through the base of any infiltration device is not included in the calculations for the design of a surface water drainage system. Supporting infiltration test results completed in accordance with BRE365 should be submitted identifying the test location on a plan.'* – See document 'Soakaway Test Report', section 3.2 for calculations. The proposed soakaways have been designed using 'InfoDrainage' which we understood was acceptable.
- D) *'Submission of a ground Investigation Study'* See document 'Soakaway Test Report' carried out by the drainage consultant.
- E) *'Details of the existing surface water drainage system for the adjacent property should be submitted to confirm there is no conflict with the proposed system on their land.'* The applicant is the owner of the adjacent property as displayed by the applicant land ownership in drawings '23283-ADG-XX-XX-EX-A-9001-E Site Location Plan', '23283-ADG-XX-XX-EX-D-9002-D Existing Site Block Plan', '23283-ADG-XX-XX-EX-D-9003-C Existing Survey Plan', '23283-ADG-XX-XX-EX-D-9011-E Proposed Site Layout Plan', '23283-ADG-XX-XX-EX-A-9002-E Proposed Block Plan'.