

Revised Drainage Conditions – Manor Farm Workshops

14. No development shall take place until a surface water drainage scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The works comprised in the approved scheme shall be implemented in full accordance with the approved details prior to the first occupation of the development. The scheme shall include, but not be limited to:

- Evidence that the proposed flows from the site will discharge at or below greenfield runoff rates, or as close as practical for any areas that have been previously developed;
- Details of how the drainage scheme has incorporated SuDS techniques to manage water quantity and maintain water quality in accordance with best practice guidance including the latest SuDS Manual C753;
- Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified;
- Details to demonstrate the SuDS Scheme has been designed in accordance with best practice guidance including the latest SuDS Manual C753;
- General arrangement, which should be coordinated with the landscape proposals and the masterplan;
- Manhole Schedules;
- Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;
- Details of how the scheme shall be maintained and managed after completion;
- Any drainage systems offered for adoption will be designed to Sewers for Adoption 7th edition and/or SBC standards as part of the detailed design and relevant technical approval processes.

Reason: in the interests of the sustainable drainage.

15. No development shall take place until a surface water drainage maintenance scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be maintained in full accordance with the approved details.

Reason: in the interests of the sustainable drainage.

Water infrastructure

16. No development shall take place until details of all water network upgrades required to accommodate the additional demand/capacity arising from the development have been submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied until any identified water network upgrades have been completed. The works comprised in the approved scheme shall be completed in full prior to occupation of the first dwelling or in accord with a housing and infrastructure phasing plan that has first been agreed with Thames Water to allow the additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no /low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient

capacity is made available to accommodate additional demand anticipated from the new development.

Foul water infrastructure

17. No development shall take place until a scheme for the disposal and / or treatment of foul water from the development, including any network upgrades or other solutions (including cess pits) required to accommodate the additional flows demand arising from the development have been submitted to and approved in writing by the Local Planning Authority. The works comprised in the approved scheme shall be completed in full prior to occupation of the first dwelling or in accord with a housing and infrastructure phasing plan that has first been agreed with Thames Water to allow the additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: to prevent any sewage flooding and pollution.