



REPORTS 4 PLANNING

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Client:
Snitterfield Cricket Club

Water Management Statement

Proposed Replacement Pavilion
Lane, Snitterfield, Warks

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1. INTRODUCTION

1.1. Background

Reports 4 Planning have been requested by Snitterfield Cricket Club to provide a Water Management Statement for the proposed replacement Pavilion building on recreation ground, off Wolverton Road, Snitterfield, Warks. The objective of the statement is to provide information on treatment of the surface and foul water drainage from the proposed development. It is proposed that a replacement to the existing dilapidated pavilion buildings is constructed on the land.

1.2. Site Location

The proposal lies on the footprint of the existing pavilion, within the curtilage of the village recreation ground, owned by the Parish Council.

1.3. Site Description

The existing building comprises a timber constructed pavilion building, now in a poor state of repair. This has been used by a number of village groups including for Sports and Village Fete, but particularly the local Sports club for changing rooms when playing cricket matches or other sports that from time to time have taken place on the field. It is shown in the aerial photo below.



Figure 1: Site Aerial Photograph – large scale

Map data 2018 © Google.

1.4. Site Topography

The site is located on ground which is relatively flat, given it is a cricket pitch, although it has a slight fall to the south. But there are no discernible changes in topography across the site.

1.5. Proposed Development

A planning application is to be submitted for a Replacement Pavilion, with an increase in footprint from 118m² to 167m². Proposals are to include for rearranged, additional parking on the existing parking area and adjacent currently unused portion of playing field.

This is shown in the figure below:



Figure 2: Site Area – large scale

Map data 2018 © Google.

2.0. Planning Policy

Relevant Planning Policy identified as;

Neighbourhood Plan.

Snitterfield Adopted Neighbourhood Plan, specifically Policy IN1

Policy IN1 – Infrastructure Criteria

All new developments involving the creation of new dwellings or commercial floor space must not adversely impact the existing infrastructure. Such developments must demonstrate:

- a) A satisfactory Sustainable Urban Drainage System (SUDS) has been adopted which demonstrates that the development will not increase the likelihood of surface water flooding;

District Policy.

Stratford upon Avon Core Strategy, specifically Policy CS 4 B, an extract;

All development proposals should ensure there is no increase in the rate of surface water runoff from the site as a result of development and, where possible, should seek to reduce the rate of surface water runoff generated from the development to the equivalent Greenfield runoff rates.

Additionally, the recently adopted SPD 'Development Requirements' provides at Paragraph N8, guidance on the necessary methods to meet this policy and is regarded as the most relevant information in regard to this statement.

3.0. Water Supply

There is currently Severn Trent public mains water supply to the existing, building and this will be reused. Thus there should be no issues with providing suitable clean water supplies to the proposed dwelling.

4.0. Surface Water Disposal

Currently the existing club house has no formal drainage arrangements. These unmanaged flows could contribute to any storm water flood event. See figure below



Figure 3: Existing Drainage arrangement

Proposal.

The initial drainage provision for this simple replacement building will consist of downpipes being fitted with rainwater harvesting butts to take rainfall from storm water runoff. The butts will then drip-release the collected water so that they are gradually emptied before the next heavy rainfall. Collected water can also be used for watering around the site. This will achieve attenuation of surface water flows to alleviate flood risks

5.0. Mains Foul Drainage

The existing building enjoys an existing connection to the mains, it is intended to simply reuse this connection.

6.0. Conclusion

We consider that given the existing building has an unmanaged storm water runoff provision, that a betterment will occur as a result of the development, providing harvested storm water and controlled storm water flows.

End of Report.

Date	Prepared by
5th Nov 2023	Mark Donald Partner, assisted by Chris Wood Environmental Specialist