



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 the 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.

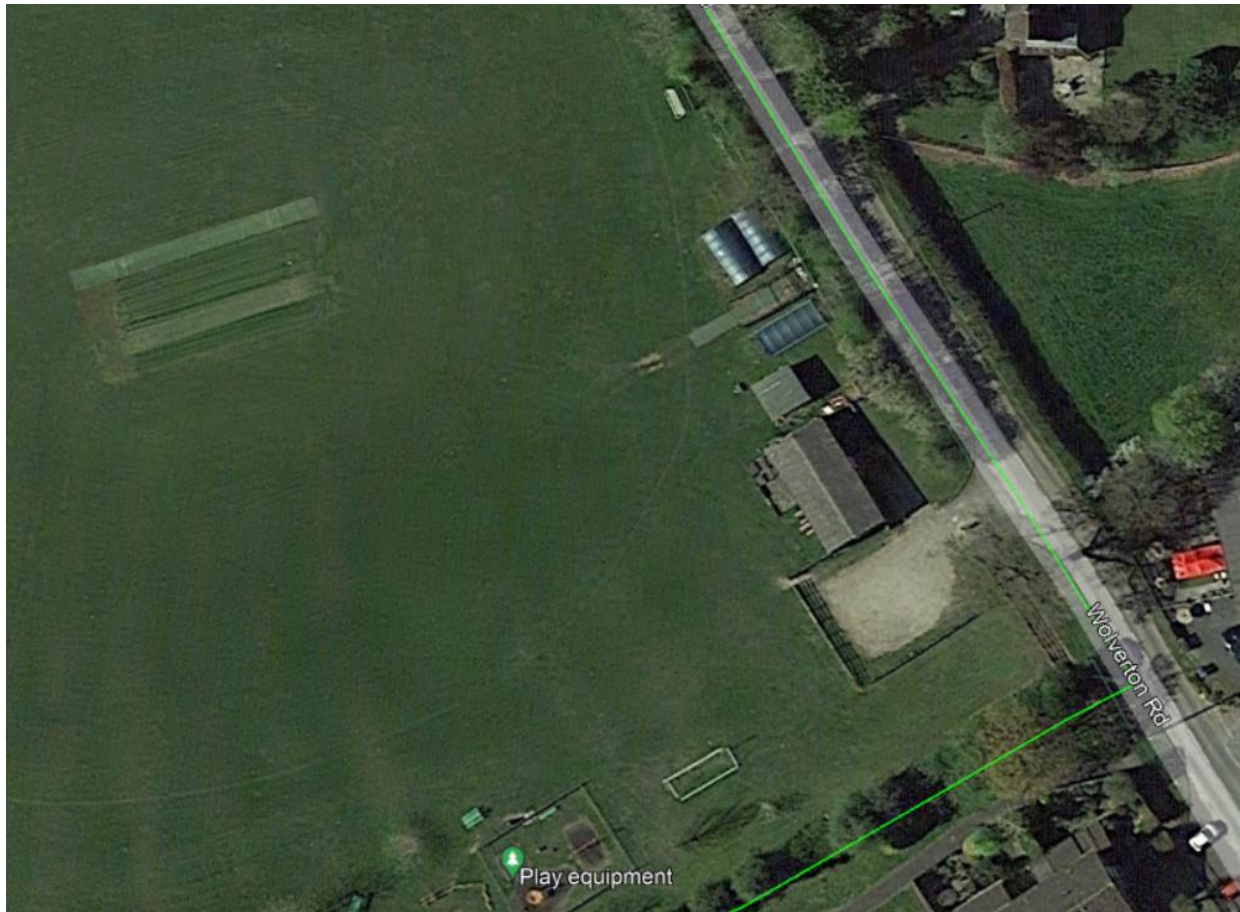


Figure 1: Site Aerial Photograph – large scale

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 discernable changes in topography across the site.

1.5. Proposed Development

A planning application is to be submitted for a Replacement Pavilion, and parking facilities. 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.

As part of the redevelopment of the Pavilion and Car Park, the storm water will be disposed of using SUDS as required by local and district planning policy.

Using principles of SUDS the first method in hierarchy of SUDS would be to dispose of storm water via a soakaway. Unfortunately, in this specific location, and more generally within the Village, it is acknowledged that the ground conditions are entirely unsuitable for infiltration.

The Village Flood group, who work as advisors for the Parish Council, have been consulted as part of the preparation of these proposals. It is agreed that soakaways would not be effective in this location, given the underlying strata.

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 water harvested will be used around the site for various watering operations.

At times when the Butts might well be already full or during heavy prolonged storm periods, when butts will fill but may not have capacity for the whole Storm event, the overflow from these butts will be then disposed of water via an attenuated flow off site.

It is proposed that a simple attenuation system is created, located underground below the car park area, will hold any run off from the scheme, not dealt with by harvesting via Water Butts.

This will be constructed from an Aquacrate type system with flow restriction device such that this will limit flows off site to the greenfield run off rate

This crate system provides a circa 95% void underground to store the necessary storm water overflows.

There will be a Flow control device suitably sized to limit flows, located prior to connection to the mains drainage system.

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 off site.

End of Report.

Date	Prepared by
12 th Nov 2021	Mark Donald Partner, assisted by Chris Wood Environmental Specialist