

# 7 DRAINAGE

The site is identified by the Environment Agency as being located in Flood Zone 1 and has a low risk of flooding from all sources.

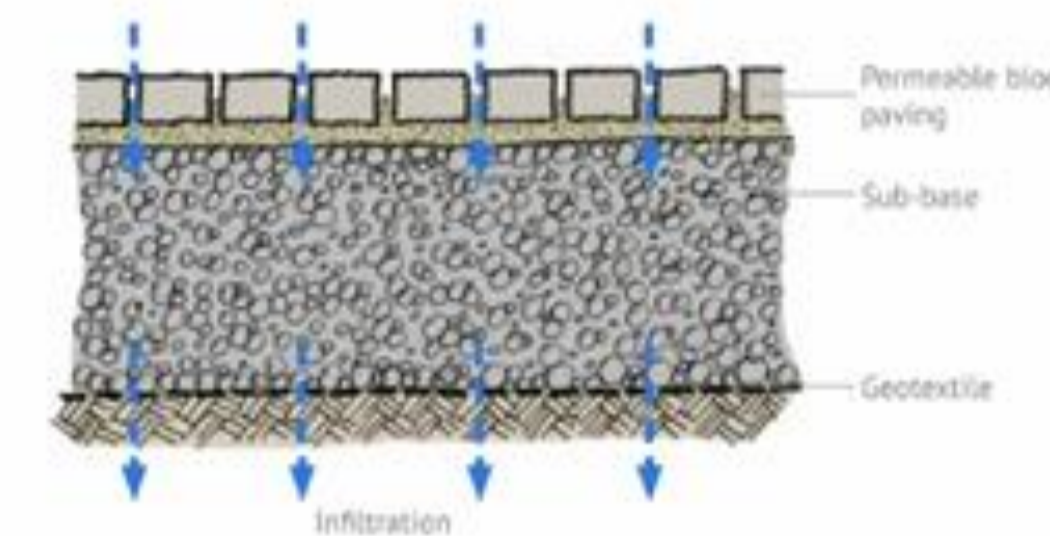
We are proposing the use of Sustainable Drainage Systems (SuDS) on site, including permeable paving and a possible detention area within public open space. All surface water runoff emanating from the development will be attenuated on site, and discharged gradually through a flow control valve. As part of the planning process, we are required to carry out a Flood Risk Assessment to robustly demonstrate that there is no increase in flood risk to the surrounding area and, where necessary, provide mitigation. Essex County Council are the Lead Local Flood Authority and will ensure that the scheme is designed to Industry Best Practice, before granting planning permission.

The SuDS proposals will also provide treatment of surface water runoff to improve water quality, that will naturally clean surface water runoff from the development. The SuDS features will be wholly owned and maintained by either the individual house owners or a management company, which will ensure their ongoing operation in perpetuity.

Sewage from the development will drain to the existing foul sewer network owned and maintained by Anglian Water. They have undertaken a comprehensive modelling study of the network, taking into account the additional proposed foul flows, which has demonstrated that there is capacity to receive foul drainage from the development.

All drainage proposals will be designed in coordination with Essex County Council and Anglian Water, who will be consulted by Uttlesford District Council when the application is submitted.

Example Permeable Paving Images)



(Example detention basin image)