

## REPORT

# **Great Wilsey Park, Haverhill Plot D1 (Local centre) - Drainage Technical Note**

Client: HJ Pelly Settlement Trust

Reference: PC5895-RHD-XX-XX-TN-D-0001

Status: S0/P01.02

Date: 15 July 2024

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Classification

Project related

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## Introduction

ITP, a company of Royal HaskoningDHV, has been commissioned by the applicant, Pollard Thomas Edwards, to prepare a drainage strategy in support of a detailed planning application for the development of a local centre on land south of Haverhill Road, Haverhill, Suffolk.

The local centre forms part of a wider, consented outline planning application for a sustainable urban extension to Haverhill, otherwise referred to as 'Great Wilsey Park' (planning ref: DC/15/2151/OUT). Consent was granted for the following uses:

- Residential Development up to 2,500 units (Use classes C2 / C3)
- Two Primary Schools
- Two Local Centres including retail, community and employment uses (with use classes A1/A2/A3/A4/A5, B1 and D1/D2) – uses revoked in September 2020
- Open Space
- Landscaping and associated infrastructure.

As part of the forthcoming reserved matters planning application, the proposed development excludes the retail (Use Class A – revoked in 2020) and healthcare (Use Class D1 – revoked in 2020) elements permitted under the outline application. These will be brought forward under separate applications.

Planning consent for the outline planning application was granted, subject to condition, by St Edmundsbury Borough Council, on 15th August 2018. Condition 37 and 38 associated with the consented outline planning application stated the following.

Condition 37:-

*'No phase or reserved matters application shall be commenced until a foul water strategy, including a timetable for implementation, for that particular phase or reserved matters application has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented as specified in the approved scheme and thereafter the scheme shall be managed and maintained in accordance with the approved details..'*

Condition 38:-

*'No development shall take place within any phase or reserved matters application until details of the implementation, maintenance and management of the sustainable urban drainage scheme for that particular phase or reserved matters application have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented at such time(s) as may be specified in the approved scheme and thereafter the scheme shall be managed and maintained in accordance with the approved details. Those details shall include:*

- a timetable for its implementation, and*
- a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable urban drainage scheme throughout its lifetime.'*

This technical note has been prepared to discharge Condition 37 and 38 by setting out and pulling together the proposed drainage design elements and strategy for Plot D1.

## Surface Water Drainage

The site-wide drainage strategy is designed to accommodate foul and surface water flow from this parcel and is shown on drawing number PC5895-RHD-RE-ZZ-DR-D-0500.

The Surface Water Network will collect the rainwater from the future retail development and the local centre and discharge into three locations off the wider main Infrastructure Surface Water Drainage network.

The wider surface water drainage network which serves the Great Wilsey Park development has been approved under a separate RMA submission for the wider site infrastructure, along with having Section 104 technical approval with Anglian Water. This wider network has been designed to accommodate the free flow flows from Plot D1 and deals with attenuation and SUDS within large attenuation basins to the South of the site, these provide the SUDs and attenuation for this plot, and a number of other plots being developed within the wider Great Wilsey Park Site. This being the case no SUDs or attenuation is required with the D1 plot itself.

Additionally, the wider surface water drainage network was designed with multiple connections into the site which have been utilised as part of the drainage strategy. The wider drainage strategy is indicated on PB8301-RHD-DE-TE-DR-D-0500 of the infrastructure RMA submission.

The network has been modelled for the following storms: 1 year, 30 year and 100 year+40% climate change. Calculations for these storms are shown in Microdamage calculations 'MD-East Network', 'MD-West Network' and 'MD-Private Network'. These show no flooding for any storm event.

## Foul Water Drainage

The Foul drainage is designed to connect into the wider foul network of the Great Wilsey Park development. The wider Foul Drainage network submitted under a separate Infrastructure RMA was designed with capacity for plot D1 to be directly connected with its resultant fouls. The wider Foul network runs within the adopted road networks of the site and has Technical approval with Anglian Water. This wider network was designed with multiple discharge points into the site which the proposed design utilises as shown on 'PC5895-RHD-RE-ZZ-DR-D-0500'.

## Suds Maintenance

The site-wide drainage strategy incorporates multiple SUDs features. The local centre rainwater will drain through the site surface water network and go through all the SUDs features before discharging into the outfall of the site. Therefore, there is no need for SUDs features in the local centre or the resultant maintenance as they are present in the site-wide drainage strategy which the design and maintenance strategy has been dealt with via the RMA submissions for the wider site infrastructure