



SAINSBURY'S SUPERMARKETS LTD – SAFFRON WALDEN

DRAINAGE STATEMENT

1.0 Introduction

The site is located at the south eastern edge of Saffron Walden, some 1.5 km from the town centre, and covers approximately 2.45 hectares and comprises partly rough ground with stockpiles of soil, derelict land formerly used as a civic amenity and recycling centre, and vacant buildings formerly occupied by Granite Property.

Access to the development is from Thaxted Road to the south west and via a new roundabout serving the Sainsbury's store and the adjoining sites, including the new civic amenity and recycling centre.

2.0 Surface Water Drainage

2.1 Surface Water Strategy

The surface water strategy for this development has been prepared in conjunction with the flood risk assessment prepared by Stats Ltd and is shown on the accompanying drawing 24003/00400A. As the site lies in Flood Zone 1 it is therefore at little or no risk from fluvial flooding. The discharge from the site will be restricted to greenfield runoff of 8 l/s/hectare.

2.2 Surface Water Drainage Design

Surface water from the development will be discharged to the adjacent watercourse at a controlled rate of 18 l/s as advised in the flood risk assessment. The control will be by means of a hydrobrake flow restrictor.

On site attenuation to cater for a 1.100 year plus 30% climate change storm will be provided by means of the Althon SEL system or equivalent using permachannels and eggcrate storage which is provided with individual flow restrictors and provides silt collection, effluent and oil separation. Surface water from the roof will incorporate a syphonic drainage system with a dissipation chamber and a separate storage system with triple inlets to spread the flows.

3.0 **Foul Drainage**

Foul drainage combining a condensate system serving the refrigerated cabinets and traditional foul drainage for the sinks in the preparation areas and bakery together with drainage from the customer toilets will be discharged by gravity to the existing public sewer in Thaxted Road subject to the approval of Anglian Water Authority.

The condensate system will be kept separate before its connection with the foul system and will be protected by means of an anti-flood chamber with overflow facility to provide an early warning in the event of blockages.

Prepared By:

Approved By:

Project No.

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Revision

Date

20.10.09

