WATER MANAGEMENT STATEMENT

Planning Application Reference: PP-15286053

To accompany planning application for:

A general purpose agricultural machinery building

at:

Foreclose Farm

New Road

Heage

Belper

Derbyshire

DE56 2BA

Report Date: 30th September 2026

Doorbars
Chartered Surveyors

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Introduction

This Water Management Statement has been produced to support the planning application for a general purpose agricultural machinery and produce building, with concrete apron. Planning reference of PP-15286053.

This document should be read in conjunction with the Planning Statement and any other documents forming this application.

The requirements of the Amber Valley Borough Council Local Development Plan is that a Water Management Statement (WMS) is required.

The principles guiding the production of the Water Management Statement for applications is as follows:

- To ensure that the disposal of surface water does not create or exacerbate flooding problems either on site or off.
- That due consideration has been given to sustainable measures to manage surface water from the development and that such measures have been included where practical (including for example water butts, rainwater harvesting and grey water recycling where appropriate).

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Drainage Proposals

The proposed building is located within EA (fluvial) Food Zone 1.

New development should aim to minimise flood risk, manage surface water, and use sustainable drainage principles.

The proposed building is close to an existing farmyard.

It is expected that the proposed drainage measures for this site will be as follows:

Foul drainage:

- There is no requirement to provide a foul drainage connection, by virtue of the proposed use of buildings.

Surface water drainage:

With regard to surface water drainage proposals, in order to control additional surface water generated from the new roofed area, a hierarchy will be followed:

1. Firstly, discharging into guttering, downpipes and a water butt storage container for re-use on the farm.
2. Secondly discharge to an existing farmyard field soakaway herringbone system with ground filtration leading on to a watercourse, providing a slow release of surface run off water.

The above will be investigated for feasibility in this order.

- It is expected that rainwater falling on the roof of the buildings will be collected and disposed of through the most appropriate and sustainable means possible- via rain water goods to down pipes, discharging to water butts and onsite soakaways.
- Rainwater will be harvested, using saving and recycling devices in the new buildings, for example a water butt. They are a suitable measure as they re-use and recycle rainwater.
- A number of techniques can be applied to help reduce and manage surface water runoff, drainage solutions that mimic natural processes rather than pipes solutions-SuDS Sustainable urban drainage systems.

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