

Drainage Statement
Waterswallows Lane
Buxton
Derbyshire



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Revision	Date	Purpose/Status	Author	File Ref	Check	Review
/	10.12.25	Approval	Erin Thomas	25028-C	Erin Thomas	Dave Wood
A	01.06.26	Approval	Erin Thomas	25028-C	Erin Thomas	Dave Wood

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Document Details

Last saved	01/06/2026
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Author	Erin Thomas
Project Number	25028
Project Name	Waterwallows Lane, Buxton

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1 Introduction

This statement supports the planning application for the proposed development on land situated on Waterwallows Lane, Buxton. The statement outlines the proposed strategy for surface and foul water provisions, in accordance with local authority and utility provider requirements.

2. Site Description

The development site is currently an undeveloped parcel of land surrounded by fields in a rural setting and in close proximity to the Pennine aggregates and nestle water factories. The site has access from Waterwallows Lane, and proposed scheme comprises of an industrial warehouse and storage bays.

3. Surface Water Drainage

Surface Water drainage from the proposed development will be managed through a pumped network to a surface water soakaway. Surface water drainage will outfall into proposed 1302m² soakaway crate.

Permeable paving is to be used to drain the car parking bays and proposed access road which allows clean flows to enter the ground via infiltration.

In accordance with the drainage hierarchy below the surface water runoff is discharged at the highest possible option, infiltration (into the ground).

- I into the ground (infiltration);
- II to a surface water body;
- III to a surface water sewer, highway drain, or another drainage system;
- IV to a combined sewer

Key components of the surface water drainage strategy:

- The outfall location of network is included within the Concept Drainage Layout (Appendix A), via infiltration through permeable paving and soakaway crates
- All SUDS are to be maintained regularly as shown within SUDS Maintenance Plan (Appendix C).

4. Foul Sewer

Foul drainage from the proposed development will be managed through a gravity-fed network within the site. The foul network will discharge into the ground through a Klargestor biodisk treatment plant which will clean the flows before entering the drainage tunnels.

Key components of the foul drainage strategy:

- Klargestor biodisk to be used to clean foul flows to allow them to permeate through the drainage tunnels/field then into the ground via infiltration.

5. Conditions for REM

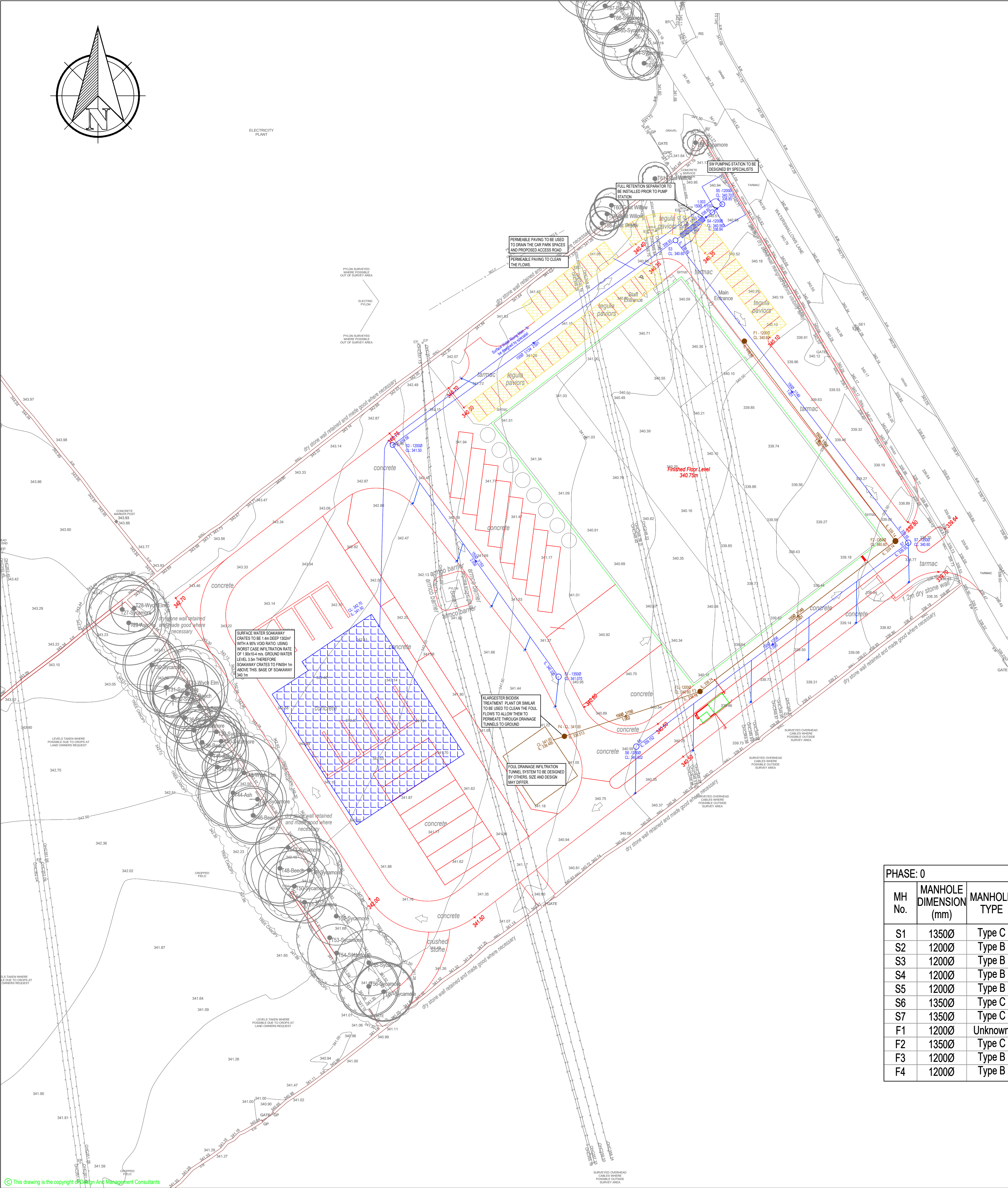
There are a number of conditions that need to be met with regards to the drainage on site, these are 1 and 2.

Condition 1 states no development shall take place until a detailed design and associated management and maintenance plan of the surface water drainage for the site is proposed. This can be found in Appendix C (Suds Maintenance Plan)

Condition 2 states No development shall take place until a detailed assessment has been provided to and approved in writing by the Local Planning Authority to demonstrate that the proposed destination for surface water accords with the drainage hierarchy. This has been shown in Section 3, where it states site is to outfall via infiltration.

Appendix A

Concept Drainage & Levels Layout



KEY:			
Description		Item	
Surface Water Sewer			
Foul Water Sewer			
Permeable Paving			
Site Boundary			
Soakaway Crates			

PRELIMINARY

Client:	PENNINE AGGREGATES LTD		
Project:	WATERSWALLOWS LANE BUXTON DERBYSHIRE		
Dwg Title:	DRAINAGE LAYOUT		



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Scale:	Size:	First Issue:	Drawn:	Checked:	Rev:
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Drawing No:
25028-C-1000

Appendix B

Surface Water Calculations

ELLUC Projects Ltd				Page 1																																																																																																																																																																																																																			
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Summary of Results for 100 year Return Period (+40%) Half Drain Time : 17 minutes. <table><thead><tr><th>Storm Event</th><th>Max Level (m)</th><th>Max Depth (m)</th><th>Max Infiltration (l/s)</th><th>Max Volume (m³)</th><th>Status</th></tr></thead><tbody><tr><td>15 min Summer</td><td>340.430</td><td>0.130</td><td>114.0</td><td>148.2</td><td>O K</td></tr><tr><td>30 min Summer</td><td>340.467</td><td>0.167</td><td>114.0</td><td>190.4</td><td>O K</td></tr><tr><td>60 min Summer</td><td>340.478</td><td>0.178</td><td>114.0</td><td>202.6</td><td>O K</td></tr><tr><td>120 min Summer</td><td>340.459</td><td>0.159</td><td>114.0</td><td>181.6</td><td>O K</td></tr><tr><td>180 min Summer</td><td>340.430</td><td>0.130</td><td>114.0</td><td>148.4</td><td>O K</td></tr><tr><td>240 min Summer</td><td>340.402</td><td>0.102</td><td>114.0</td><td>116.2</td><td>O K</td></tr><tr><td>360 min Summer</td><td>340.362</td><td>0.062</td><td>114.0</td><td>70.8</td><td>O K</td></tr><tr><td>480 min Summer</td><td>340.347</td><td>0.047</td><td>107.7</td><td>53.6</td><td>O K</td></tr><tr><td>600 min Summer</td><td>340.341</td><td>0.041</td><td>92.9</td><td>46.4</td><td>O K</td></tr><tr><td>720 min Summer</td><td>340.336</td><td>0.036</td><td>82.6</td><td>41.2</td><td>O K</td></tr><tr><td>960 min Summer</td><td>340.330</td><td>0.030</td><td>67.8</td><td>34.0</td><td>O K</td></tr><tr><td>1440 min Summer</td><td>340.322</td><td>0.022</td><td>50.7</td><td>25.4</td><td>O K</td></tr><tr><td>2160 min Summer</td><td>340.317</td><td>0.017</td><td>38.2</td><td>18.9</td><td>O K</td></tr><tr><td>2880 min Summer</td><td>340.313</td><td>0.013</td><td>30.2</td><td>15.1</td><td>O K</td></tr><tr><td>4320 min Summer</td><td>340.310</td><td>0.010</td><td>22.2</td><td>11.0</td><td>O K</td></tr><tr><td>5760 min Summer</td><td>340.308</td><td>0.008</td><td>18.8</td><td>9.2</td><td>O K</td></tr><tr><td>7200 min Summer</td><td>340.307</td><td>0.007</td><td>15.4</td><td>7.6</td><td>O K</td></tr><tr><td>8640 min Summer</td><td>340.306</td><td>0.006</td><td>13.1</td><td>6.3</td><td>O K</td></tr><tr><td>10080 min Summer</td><td>340.305</td><td>0.005</td><td>12.0</td><td>6.0</td><td>O K</td></tr><tr><td>15 min Winter</td><td>340.448</td><td>0.148</td><td>114.0</td><td>169.3</td><td>O K</td></tr></tbody></table> <table><thead><tr><th>Storm Event</th><th>Rain (mm/hr)</th><th>Flooded Volume (m³)</th><th>Time-Peak (mins)</th></tr></thead><tbody><tr><td>15 min Summer</td><td>111.664</td><td>0.0</td><td>20</td></tr><tr><td>30 min Summer</td><td>76.974</td><td>0.0</td><td>30</td></tr><tr><td>60 min Summer</td><td>50.812</td><td>0.0</td><td>46</td></tr><tr><td>120 min Summer</td><td>32.410</td><td>0.0</td><td>80</td></tr><tr><td>180 min Summer</td><td>24.520</td><td>0.0</td><td>112</td></tr><tr><td>240 min Summer</td><td>19.950</td><td>0.0</td><td>142</td></tr><tr><td>360 min Summer</td><td>14.855</td><td>0.0</td><td>198</td></tr><tr><td>480 min Summer</td><td>12.046</td><td>0.0</td><td>252</td></tr><tr><td>600 min Summer</td><td>10.227</td><td>0.0</td><td>312</td></tr><tr><td>720 min Summer</td><td>8.942</td><td>0.0</td><td>372</td></tr><tr><td>960 min Summer</td><td>7.225</td><td>0.0</td><td>492</td></tr><tr><td>1440 min Summer</td><td>5.338</td><td>0.0</td><td>736</td></tr><tr><td>2160 min Summer</td><td>3.932</td><td>0.0</td><td>1088</td></tr><tr><td>2880 min Summer</td><td>3.161</td><td>0.0</td><td>1468</td></tr><tr><td>4320 min Summer</td><td>2.318</td><td>0.0</td><td>2200</td></tr><tr><td>5760 min Summer</td><td>1.860</td><td>0.0</td><td>2888</td></tr><tr><td>7200 min Summer</td><td>1.569</td><td>0.0</td><td>3584</td></tr><tr><td>8640 min Summer</td><td>1.366</td><td>0.0</td><td>4488</td></tr><tr><td>10080 min Summer</td><td>1.215</td><td>0.0</td><td>5032</td></tr><tr><td>15 min Winter</td><td>111.664</td><td>0.0</td><td>21</td></tr></tbody></table>						Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max 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Date 04/08/2025 10:46 File		Designed by JamesCarrino Checked by			
Micro Drainage		Source Control 2017.1			
Summary of Results for 100 year Return Period (+40%)					
Storm Event	Max Level (m)	Max Depth (m)	Max Infiltration (l/s)	Max Volume (m³)	Status
30 min Winter	340.490	0.190	114.0	216.7	O K
60 min Winter	340.496	0.196	114.0	223.8	O K
120 min Winter	340.458	0.158	114.0	179.6	O K
180 min Winter	340.409	0.109	114.0	124.6	O K
240 min Winter	340.369	0.069	114.0	79.2	O K
360 min Winter	340.343	0.043	98.6	49.6	O K
480 min Winter	340.336	0.036	81.5	40.5	O K
600 min Winter	340.330	0.030	69.0	34.6	O K
720 min Winter	340.327	0.027	61.0	30.3	O K
960 min Winter	340.322	0.022	49.6	24.6	O K
1440 min Winter	340.316	0.016	37.1	18.3	O K
2160 min Winter	340.312	0.012	26.8	13.4	O K
2880 min Winter	340.310	0.010	22.2	10.9	O K
4320 min Winter	340.307	0.007	16.5	8.0	O K
5760 min Winter	340.306	0.006	13.1	6.5	O K
7200 min Winter	340.305	0.005	10.8	5.5	O K
8640 min Winter	340.304	0.004	9.7	4.8	O K
10080 min Winter	340.304	0.004	8.6	4.3	O K
Storm Event	Rain (mm/hr)	Flooded Volume (m³)	Time-Peak (mins)		
30 min Winter	76.974	0.0	31		
60 min Winter	50.812	0.0	50		
120 min Winter	32.410	0.0	84		
180 min Winter	24.520	0.0	116		
240 min Winter	19.950	0.0	142		
360 min Winter	14.855	0.0	194		
480 min Winter	12.046	0.0	252		
600 min Winter	10.227	0.0	314		
720 min Winter	8.942	0.0	370		
960 min Winter	7.225	0.0	494		
1440 min Winter	5.338	0.0	726		
2160 min Winter	3.932	0.0	1104		
2880 min Winter	3.161	0.0	1480		
4320 min Winter	2.318	0.0	2248		
5760 min Winter	1.860	0.0	2848		
7200 min Winter	1.569	0.0	3592		
8640 min Winter	1.366	0.0	4344		
10080 min Winter	1.215	0.0	5064		
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Micro Drainage		Source Control 2017.1

Rainfall Details

Rainfall Model	FSR	Winter Storms	Yes
Return Period (years)	100	Cv (Summer)	0.760
Region	England and Wales	Cv (Winter)	0.840
M5-60 (mm)	18.000	Shortest Storm (mins)	15
Ratio R	0.303	Longest Storm (mins)	10080
Summer Storms	Yes	Climate Change %	+40

Time Area Diagram

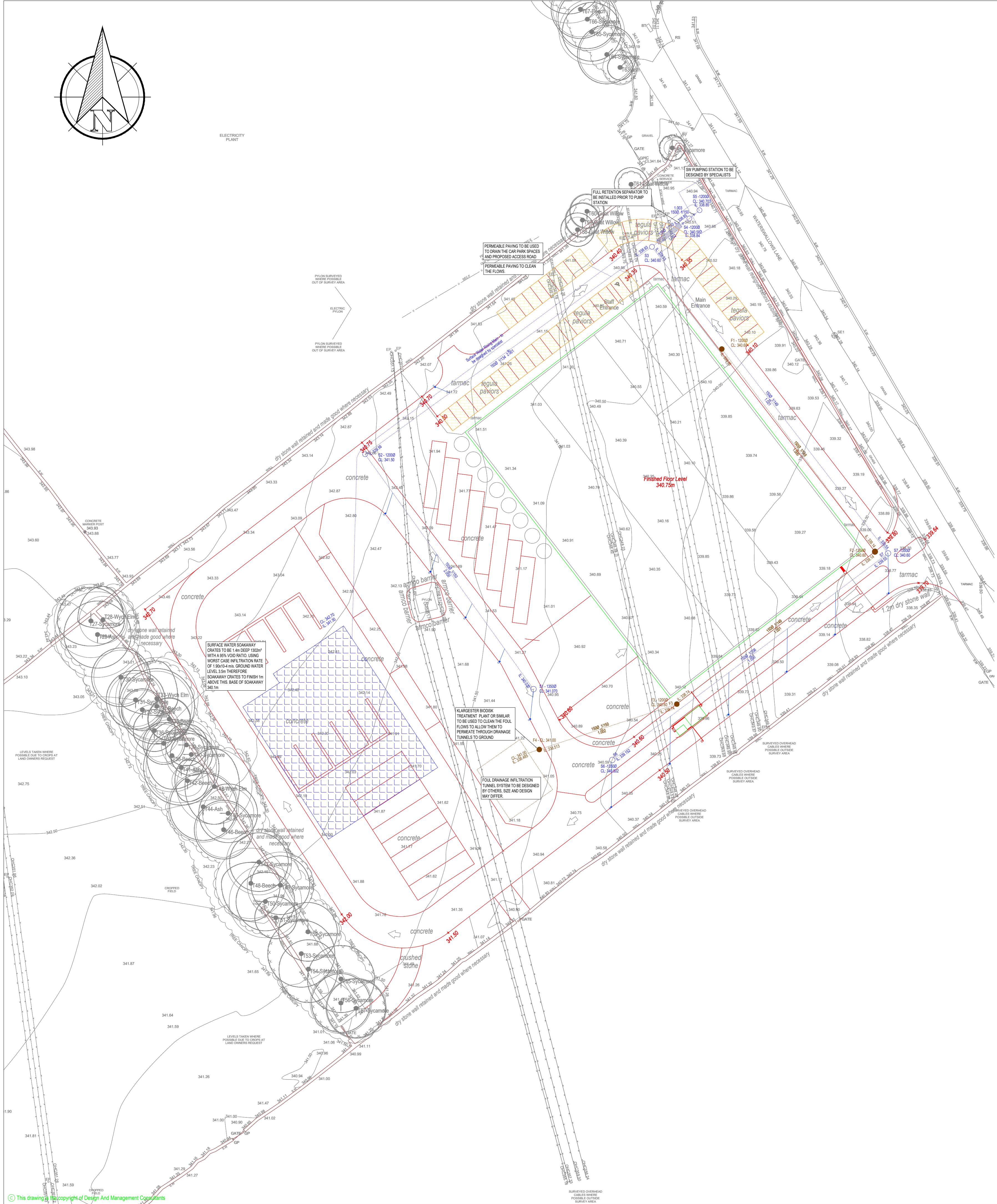
Total Area (ha) 1.160

Time (mins) Area			Time (mins) Area			Time (mins) Area		
From:	To:	(ha)	From:	To:	(ha)	From:	To:	(ha)
0	4	0.387	4	8	0.387	8	12	0.387

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Micro Drainage		Source Control 2017.1																		
<u>Model Details</u> Storage is Online Cover Level (m) 342.400 <u>Cellular Storage Structure</u> Invert Level (m) 340.300 Safety Factor 2.0 Infiltration Coefficient Base (m/hr) 0.68400 Porosity 0.95 Infiltration Coefficient Side (m/hr) 0.68400 <table border="1"> <thead> <tr> <th>Depth (m)</th> <th>Area (m²)</th> <th>Inf. Area (m²)</th> <th>Depth (m)</th> <th>Area (m²)</th> <th>Inf. Area (m²)</th> </tr> </thead> <tbody> <tr> <td>0.000</td> <td>1200.0</td> <td>1200.0</td> <td>1.201</td> <td>0.0</td> <td>1200.0</td> </tr> <tr> <td>1.200</td> <td>1200.0</td> <td>1200.0</td> <td></td> <td></td> <td></td> </tr> </tbody> </table>			Depth (m)	Area (m ²)	Inf. Area (m ²)	Depth (m)	Area (m ²)	Inf. Area (m ²)	0.000	1200.0	1200.0	1.201	0.0	1200.0	1.200	1200.0	1200.0			
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0.000	1200.0	1200.0	1.201	0.0	1200.0															
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Appendix C

SuDS Maintenance Plan



- NOTES
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTS AND ENGINEERS DRAWINGS AND SPECIFICATIONS.
 2. DO NOT SCALE THIS DRAWING. ALL DETAILS AND DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCIES TO BE REPORTED TO THE ENGINEER.
 3. ALL DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE
 4. ALL LEVELS ARE RELEVANT TO ORDNANCE DATUM (NEWLYN).
 5. LOCATION OF EXISTING SEWERS, UTILITIES AND SERVICES TO BE SURVEYED BEFORE COMMENCING WORK ON SITE.
 6. ALL ADAPTABLE SEWER WORKS AND MATERIAL TO BE IN ACCORDANCE WITH DCG, THE RELEVANT BRITISH/EUROPEAN AND UNITED UTILITIES STANDARDS/REQUIREMENTS/ADDENDUM TO THE MECHANICAL AND ELECTRICAL SPECIFICATION AND KITEMARKED.
 7. MANHOLE COVERS SHALL MUST HAVE A CLEAR OPENING OF 600mm AND SHALL BE CLASS D400 TO BS EN 124 WITH 150mm DEEP FRAMES IN HIGHWAYS.
 8. FILLED GROUND MUST BE FILLED AND CONSOLIDATED UNDER THE SUPERVISION AND TO THE SATISFACTION OF UNITED UTILITIES BEFORE ANY SEWER WORKS ARE CARRIED OUT.
 9. COVER SLABS MUST CARRY THE BSI KITEMARK OR WILL BE REJECTED BY UNITED UTILITIES INSPECTOR. WHERE THE CLEAR OPENING OF THE KITEMARKED PRODUCT IS DIFFERENT TO THAT OF THE COVER AND FRAME, A LOADING BEARING SLAB SHOULD BE FITTED ABOVE THE COVER SLAB TO BRING THE SIZE DOWN TO 600mm x 600mm FOR THE UNITED UTILITIES SPECIFIED COVER SIZE. PLEASE REFER TO CONCRETE PIPE SYSTEMS ASSOCIATION (CPSA) 'TECHNICAL BULLETIN' ISSUED AUTUMN 2004 FOR KITE MARKED COVER SLAB OPENING SIZES.
 10. SULPHATE RESISTANT CEMENT (C20-DC2) AND PRECAST CONCRETE PRODUCTS MUST BE USED OR A LABORATORY REPORT PROVIDED PROVING THAT SUCH PRECAUTIONS ARE NOT NECESSARY.
 11. "SEWERS MUST HAVE 5 METRES CLEARANCE FROM TREES AND HEDGES (PLEASE ALSO REFER TO FIGURE 2.3 ON PAGE 33 IN 'SEWERS FOR ADOPTION' 6TH EDITION FOR RESTRICTIONS ON TREE PLANTING ADJACENT TO SEWERS)'
 12. SEWERS TO BE LAID IN CLASS 'S' BEDDING (150mm GRANULAR BED AND SURROUND), WHERE DEPTH OF COVER TO TOP OF THE SEWER IS LESS THAN 1.2M IN HIGHWAYS AND VERGES (OR LESS THAN 900MM IN NONE VEHICULAR ACCESS THEN A CONCRETE SLAB SHOULD BE PROVIDE ABOVE GRANULAR BED AND SURROUND.
 13. BEDDING AND BACKFILL MATERIAL TO CONFORM TO THE REQUIREMENT OF WATER INDUSTRY SPECIFICATION 4-08-02 (TABLE A2).
 14. THE CHAMBER SIZE OF MANHOLES WITH MORE THAN ONE CONNECTION IN THEM MAY NEED TO BE INCREASED AN INCREMENT TO ACCOMMODATE THE CONNECTIONS AND BENDS.
 15. "THE MINIMUM CRUSHING STRENGTH FOR CLAY PIPES SHOULD BE AS FOLLOWS: 100mm DIA. 40KN/m, 150mm DIA. 40KN/m, 225mm DIA. 45KN/m and 300mm DIA. 72KN/m. THE MINIMUM CRUSHING STRENGTH FOR CONCRETE PIPES SHOULD BE TO CLASS 120 TO EN 1916 / BS 5911-1:2002"
 16. INVERT AND COVER LEVELS OF EXISTING MANHOLE TO BE CONFIRMED PRIOR TO WORKS COMMENCING ON SITE.

KEY:	
Description	Item
Surface Water Sewer	
Foul Water Sewer	
Permeable Paving	
Site Boundary	
Soakaway Crates	

A	Updated to suit latest LLFA comments	01.06.26	ET	DW
/	First Issue.	09.12.25	ET	DW

Rev: Description: Date: By: Chkd:

Status:

PRELIMINARY

Client:

PENNINE AGGREGATES LTD

Project: WATERSWALLOWS LANE
BUXTON
DERBYSHIRE

Dwg Title: SUD MAINTENANCE PLAN

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Scale:	Size:	First Issue:	Drawn:	Checked:	Rev:
1:500	A1	12/25	ET	DW	A

Drawing No:
25028-C-1500

PHASE: 0								
MH No.	MANHOLE DIMENSION (mm)	MANHOLE TYPE	COVER TYPE	COVER LEVEL (m)	INVERT LEVEL (m)	DEPTH TO SOFFIT (m)	EASTING (m)	NORTHING (m)
S1	1350Ø	Type C		341.070	340.020	0.900	407782.936	375310.815
S2	1200Ø	Type B		341.500	339.560	1.790	407742.811	375366.816
S3	1200Ø	Type B		340.600	338.930	1.520	407811.173	375416.285
S4	1200Ø	Type B		340.582	338.850	1.582	407820.087	375423.024
S5	1200Ø	Type B		340.703	338.840	1.713	407822.500	375425.000
S6	1350Ø	Type C		340.502	339.152	1.200	407801.711	375293.924
S7	1350Ø	Type C		340.600	339.550	0.900	407867.445	375343.191
F1	1200Ø	Unknown		340.600	339.550	0.900	407827.826	375391.922
F2	1350Ø	Type C		340.600	339.140	1.310	407864.339	375343.596
F3	1200Ø	Type B		340.600	338.740	1.710	407817.106	375307.240
F4	1200Ø	Type B		341.151	338.487	2.515	407781.010	375295.318