

**STATEMENT OF COMMON GROUND IN RELATION TO SURFACE WATER DRAINAGE  
DRAFT FOR DISCUSSION - PREPARED BY KARL PITMAN 10.03.2021**

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This Statement of Common Ground has been prepared pursuant to the appeal at Smallford Works, St Albans (Ref: APP/B1930/W/20/3260479). This has been agreed between Karl Pitman and John Rumble, respective witnesses for the appellant and Council on matters of drainage on the appeal.

Matters that are agreed between the parties comprise:

1. It is understood that Hertfordshire County Council own the land between the site and the Butterwick Brook. Amending the point of discharge for the proposed drainage system to the Butterwick Brook would increase the likelihood that an appropriate outfall route and point of discharge to a main river can be agreed in a timely manner. The point of discharge from the proposed drainage system could be addressed as a Grampian condition.
2. The detailed design of the drainage system would need to demonstrate that the required storage can be provided and that an appropriate level of water treatment can be delivered prior to discharge to the Butterwick Brook, ideally by non-mechanical means. The final design could be the subject of a pre-commencement planning condition.