

PRELIMINARY SUSTAINABLE DRAINAGE STRATEGY

PROPOSED RESIDENTIAL DEVELOPMENT LAND AT 18 LOW ROAD (PLANK DROVE), CROWLAND

**On Behalf Of
MR C SHARPE, MRS L FOX, MRS ELAINE
SKINNER**

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**PROPOSED RESIDENTIAL DEVELOPMENT
LAND AT LOW ROAD / PLANK DROVE CROWLAND
ON BEHALF OF MR C SHARPE, MRS L FOX, MRS ELAINE SKINNER**

THE SITE, LOCATION AND CONTEXT

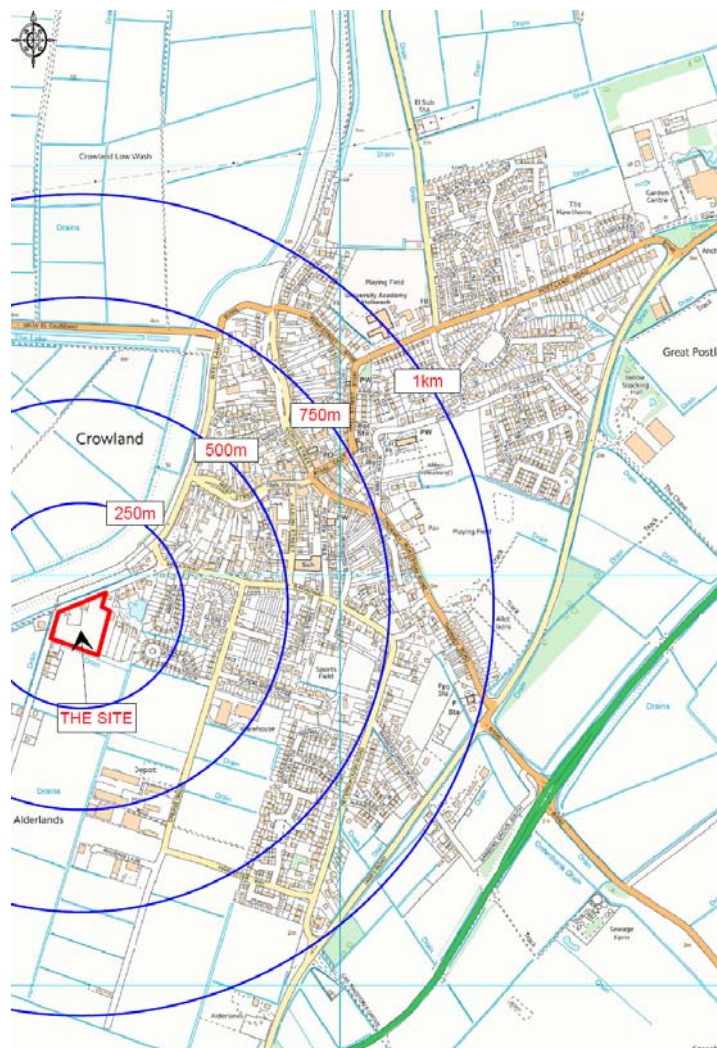
Location – the site is located to the south a little over 500m from Crowland village centre, on the south side of Low Road and east side of Plank Drive.

The Site Area – is 1.52 Ha. and it is irregular in shape with a road frontage of approximately 127m to Low Road and a frontage of approximately 77m to Plank Drive as indicated on the plan below.

The depth of the site varies from approximately 77m to the west and approximately 161m to the east.

The land is generally level. There is an existing bungalow and its associated garden centrally located along the Low Road frontage and the foundations of former agricultural buildings in the south west corner of the site accessed from Plank Drive.

The balance of the site is agricultural land. There are trees within the garden of the bungalow and trees and hedgerow to the field boundary as shown on the topographical survey submitted with the application.





Drainage proposal

This sustainable drainage strategy has been produced to support the planning application for residential development on land at Low Road / Plank Drove, Crowland.

It sets out the principles of the drainage design for the development and the types of sustainable drainage measures that maybe utilised at the reserved matters stage pursuant to the grant of planning approval for outline development.

The recommendations, are of necessity, broad as the ultimate form of development will only emerge at the reserved matters stage.

The site extends to approximately 1.52ha and with the exception of the existing bungalow on the site may considered to be greenfield from a drainage perspective.

The application is supported by a FRA that provides a minimum finished floor level for the houses on the development.

The illustrative layout which accompanies the application is to demonstrate how the level of density anticipated on this site in the emerging development plan can be accommodated together with sufficient space to accommodate the sustainable drainage techniques proposed.



Sustainable Drainage Strategy



= Balancing Pond



= Grass Swale

A ground investigation report is also provided with the application. That includes percolation testing and based on this and the land available it is proposed that the site employs sustainable urban drainage systems thus avoiding the need to connect to any main drainage system.

The precise flows and requirements for attenuation and containment will be calculated in accordance with reserved matters proposals.

The strategy for the site includes the provision of the following:-

- Swales



Grass swale



Bio-swale

- Balancing pond/ containment pond



Wet balancing pond



Dry balancing pond

- Permeable block paving for all driveways within individual residential plots
- Rainwater harvesting (water butts) for every dwelling on the site.

The balance between swales and ponds will be judged when details of permeable and impermeable surfaces are known and will be discussed with the LPA on the basis that they will not only provide drainage that will also be of amenity value and will enrich biodiversity on the site.

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