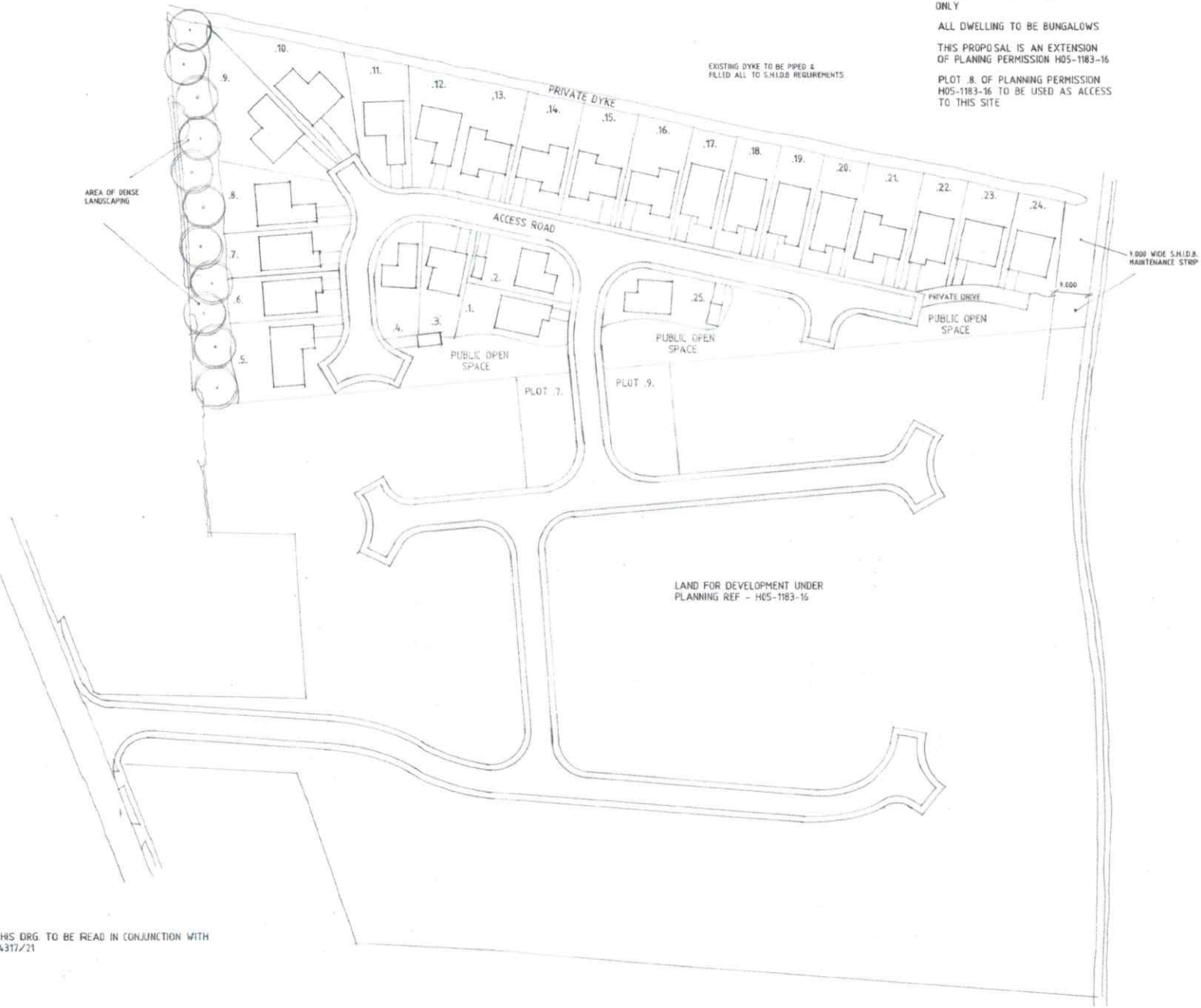
NOTES

THIS IS AN INDICATIVE LAYOUT ONLY

ALL DWELLING TO BE BUNGALOWS

THIS PROPOSAL IS AN EXTENSION OF PLANING PERMISSION H05-1183-16

PLOT .8. OF PLANNING PERMISSION H05-1183-16 TO BE USED AS ACCESS TO THIS SITE



THIS DRG. TO BE READ IN CONJUNCTION WITH 4317/21

A - ALTS - 26.1.18

Status DESIGN
CONSULTANTS IN ARCHITECTURE & PLANNING

PROPOSED RESIDENTIAL DEVELOPMENT FOR 25 DWELLINGS TO THE REAR OF 50 FLEET ROAD, HOLBEACH FOR

MR. T. MORRISS.

SITE LAYOUT - PHASE .2.

1:500	SD17-042/1
JAN-18	B.GILHAM.

2 Edinburgh Walk, Holbeach, Spalding, Lincs. PE12 7RP
Tel. 01406 426 853 Fax. 01406 490782

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Key & Notes

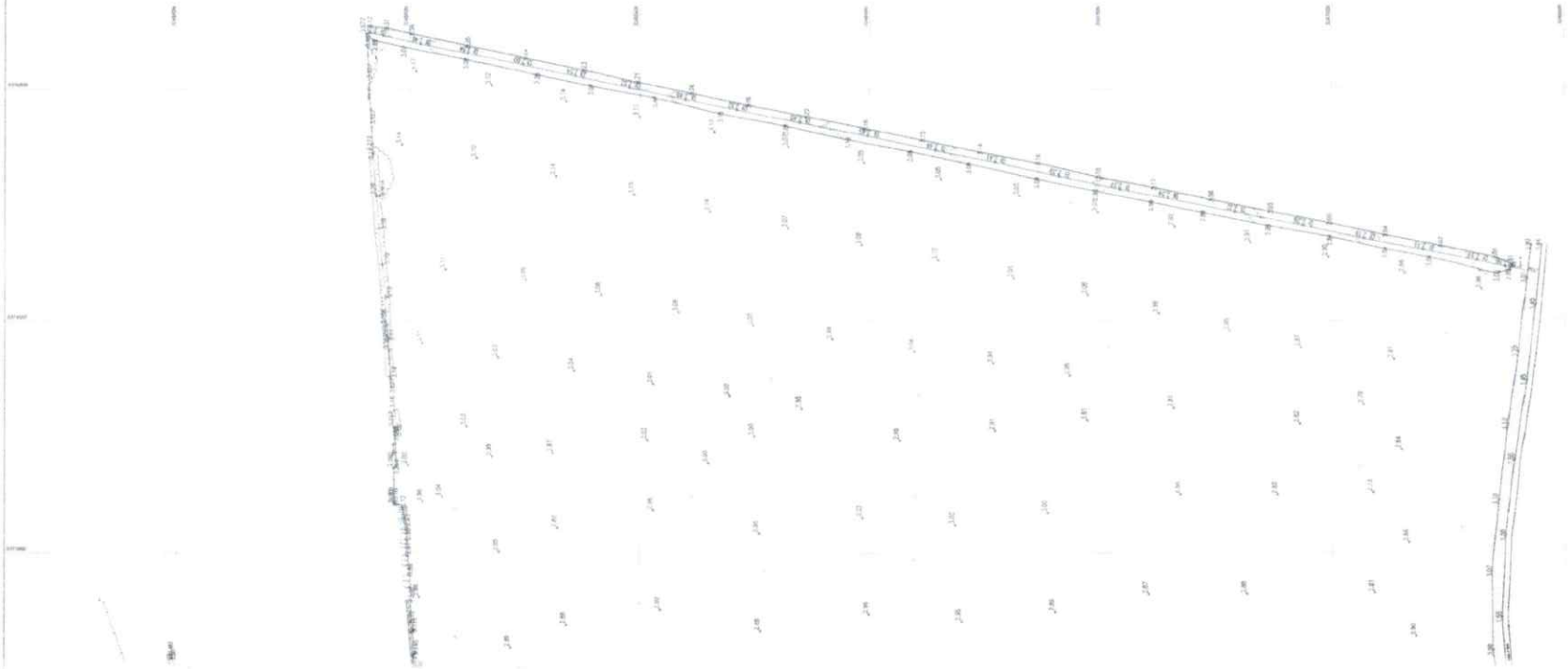
	SURVEY CONTROL		
Name	Eastings	Northings	Height (Datum)
STN 1	537[illegible].[illegible]	31[illegible].[illegible]	[illegible].[illegible] mAOD
STN 2	537[illegible].[illegible]	31[illegible].[illegible]	[illegible].[illegible] mAOD

The survey grid in this National Grid obtained from ETRS89 GPS Coordinates with OS(1)02 transformation. Levels shown to Ordnance Survey datum using ETRS89 GPS with OSGM02 transformation.

Surveyed boundary features are not necessarily legal boundaries.

All utilities have been identified to the best of the surveyors knowledge. The correct identification can not be 100% guaranteed and should be independently verified prior to any design or building works.

Services may be obscured by parked cars, leaf litter or building materials etc.



Rev	Date	Remarks
Status	FOR INFORMATION	

SIDEBOTTOM RICHARDSON CHENG LTD

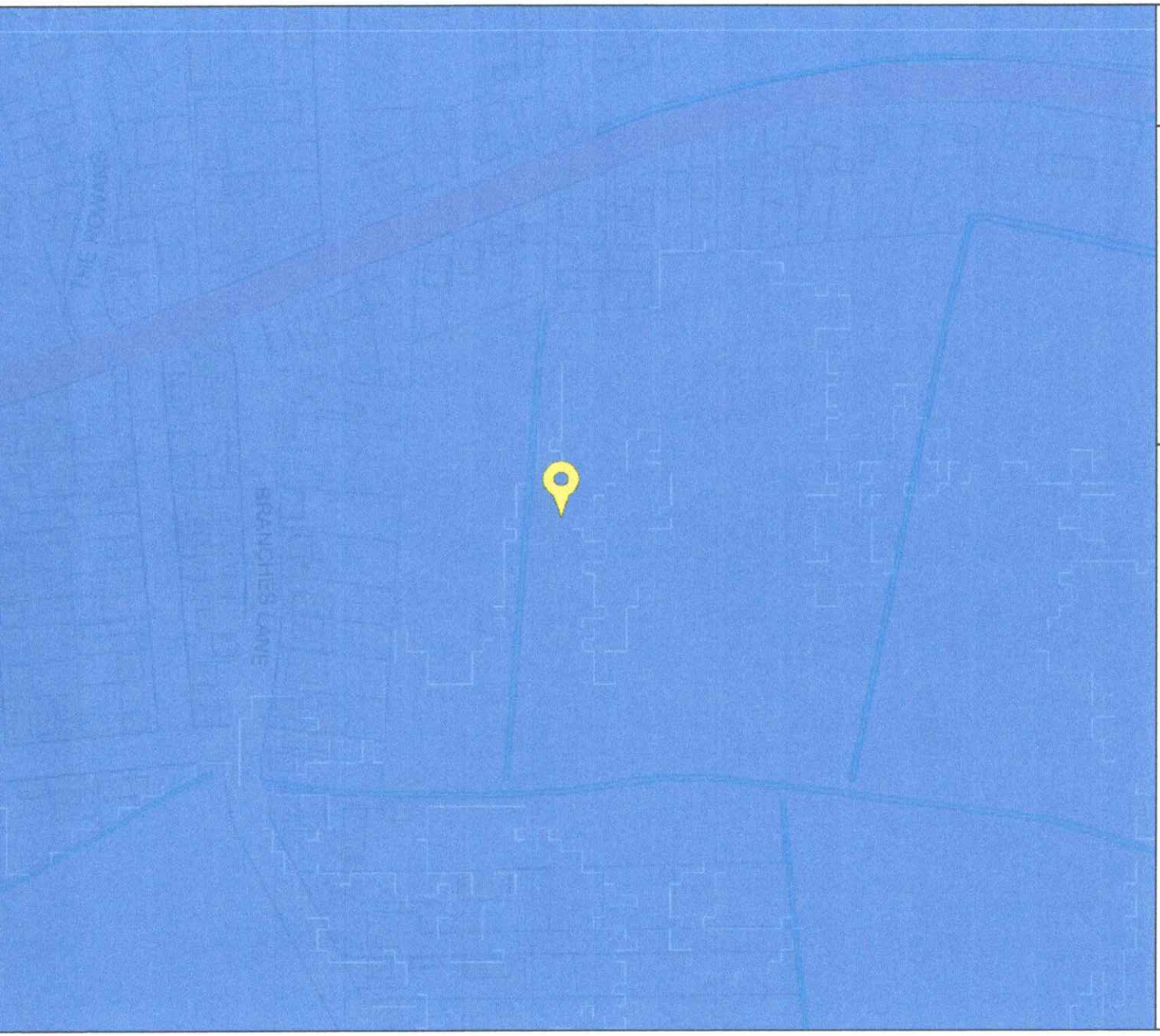
Proposed Residential Development To The Rear of 50 Fleet Road, Holbeach, Lincs For Mr T. Morris

Topographical Survey (Phase 2)

Date		Scale	Size
Drawn	MW	Checked	SM
Design		File Name	14317-21

DRG No. 14317/21 Rev -

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Environment Agency

Flood map for planning

Your reference
PE12 8LA

Location (easting/northing)
537280/324780

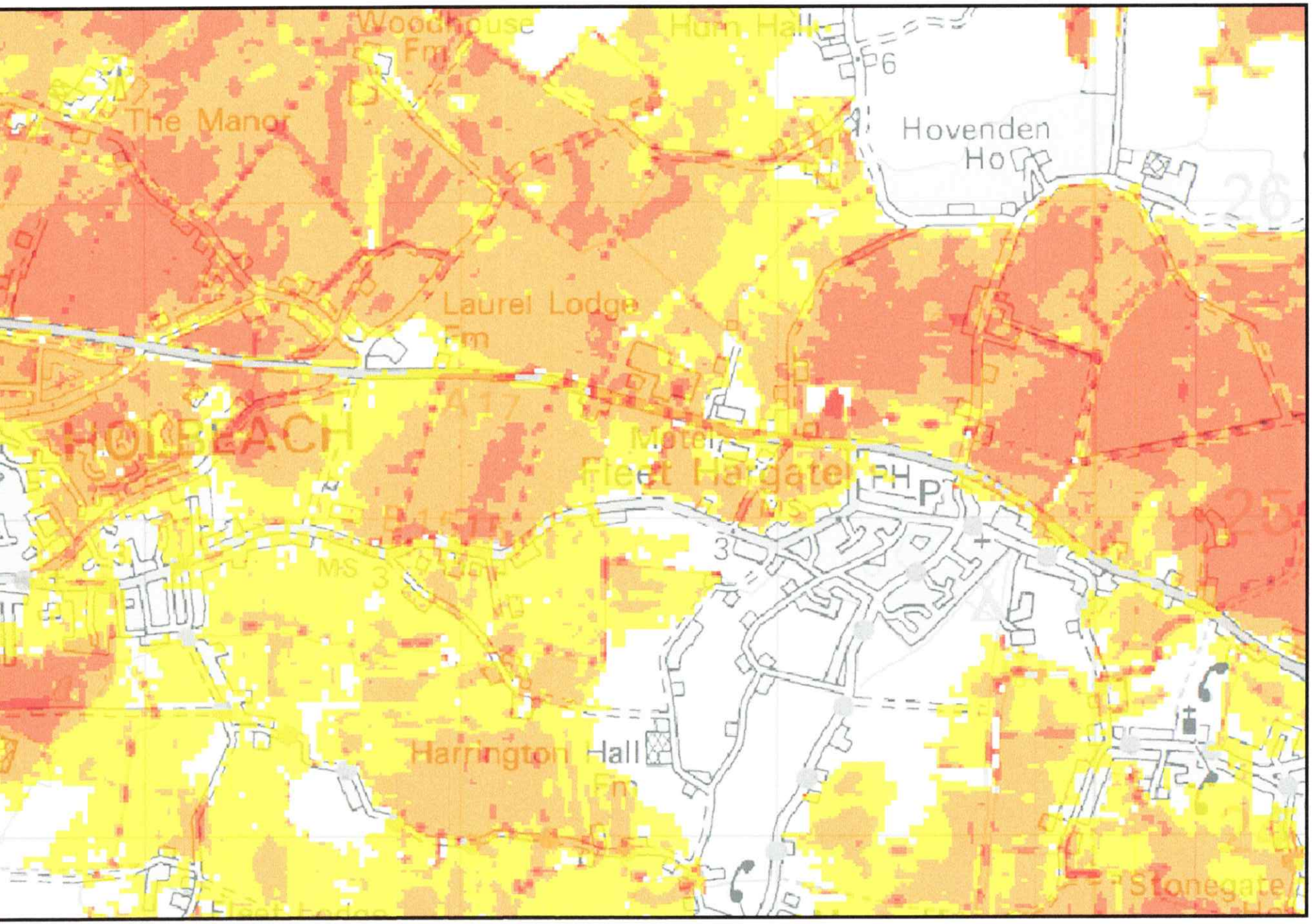
Scale
1:2500

Created
28 Mar 2018 11:26

- Selected point
- Flood zone 3
- Flood zone 3: areas benefitting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

0 20 40 60m

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Woodhouse Fm
Hum Hall
The Manor
Hovenden Ho
Laurel Lodge Fm
A17
HORSEACH
Motel
Fleet Hardgate
PH
P
B1169
MS 3
Harrington Hall
Stonegate

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CONSULTING STRUCTURAL AND CIVIL ENGINEERS

16 HIGH STREET
SPALDING, LINCS.,
PE11 1TW
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SURFACE WATER DRAINAGE STRATERGY WITH RESPECT TO PROPOSED RESIDENTIAL DEVELOPMENT TO THE REAR OF

50 FLEET ROAD, HOLBEACH

Introduction

1) New Planning Requirements make it necessary to consider Sustainable Urban Drainage (SUDS) with respect to planning applications of the size and number of dwellings in this instance.

2) It is recognised that the type and scale of this development is what the local planning department is supporting. This being relatively dense use of available land.

Discussion

With respect to SUDS, the introduction of a swale along the road/pavement was considered. Due to the limited amount of available land and the relatively short length of road, this was discounted as impractical.

Further thought/discussion was given to providing a permeable road surface throughout and an open stone road base with an impermeable membrane to direct water to the drainage system.

This was considered unworkable since there would be many penetrations in the membrane for the foul sewer and all services.

Furthermore Lincolnshire County Council do not adopt a permeable road surface.

Although an Internal Drainage Board open drain is present to the Southern boundary of the site, there is a requirement to minimise rainfall discharge into their system. Consequently the available space for soakaways to accept roof water also needs to be considered.

With respect to the local plan, it is necessary to provide affordable housing. Consequently, on small sites, it is necessary to have a relatively dense development, giving no available space for swales, lagoons etc.

Having considered the "Development Road and Sustainable Drainage Specification and Construction". August 2016 Edition, issued by Lincolnshire County Council Highway and Flood Authority, it is clear that the introduction of swales or filter drains, would not comply with the design requirements of the document.

Reference being made to Figure 5/8 Element 12 and Figure 5/12 element 9, where in the Fenland Area the maximum ground water level cannot be achieved.

Conclusion

Taking into account the above points, it is considered that the introduction of a SUDS system on this site would not be reasonably practicable

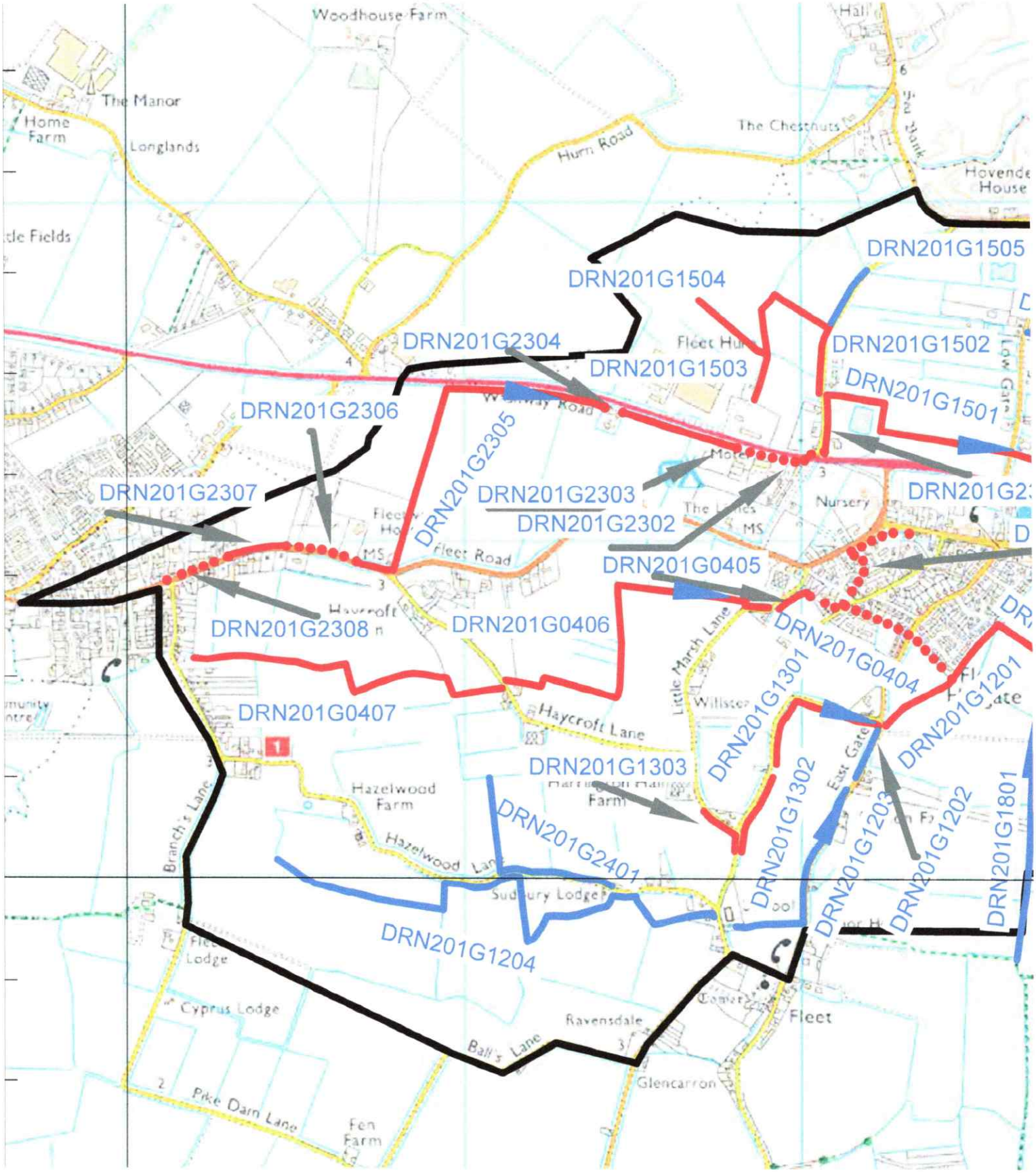
Design Proposal

It is intended to direct surface water from the road only into the existing South Holland Internal Drainage Board water course along Fleet Road and the open drain along the Southern Boundary.

Surface water from the roofs will be placed in suitable designed soakaways.

It is noted that due to the large site area and distance to the Internal Drainage Board system, it will be necessary to raise the floor levels of properties to achieve adequate cover over the pipes in the road.

Please refer to attached drawing No.d 14317/11 for drainage design and layout.


Woodhouse Farm
The Manor
Home Farm
Longlands
Hurn Road
The Chestnuts
Hovende House
DRN201G1505
DRN201G1504
DRN201G2304
DRN201G1503
DRN201G1502
DRN201G1501
DRN201G2306
DRN201G2305
DRN201G2307
DRN201G2303
DRN201G2302
DRN201G0405
DRN201G2308
DRN201G0406
DRN201G0404
DRN201G0407
DRN201G1303
DRN201G1301
DRN201G1302
DRN201G1203
DRN201G1202
DRN201G1801
DRN201G2401
DRN201G1204
Fleet Road
Haycroft Lane
Hazelwood Farm
Hazelwood Lane
Sudbury Lodge
Cyprus Lodge
Ravensdale
Fleet
Ball's Lane
Pike Dam Lane
Fen Farm
Glencarron
Nursery
Little March Lane
East Gate