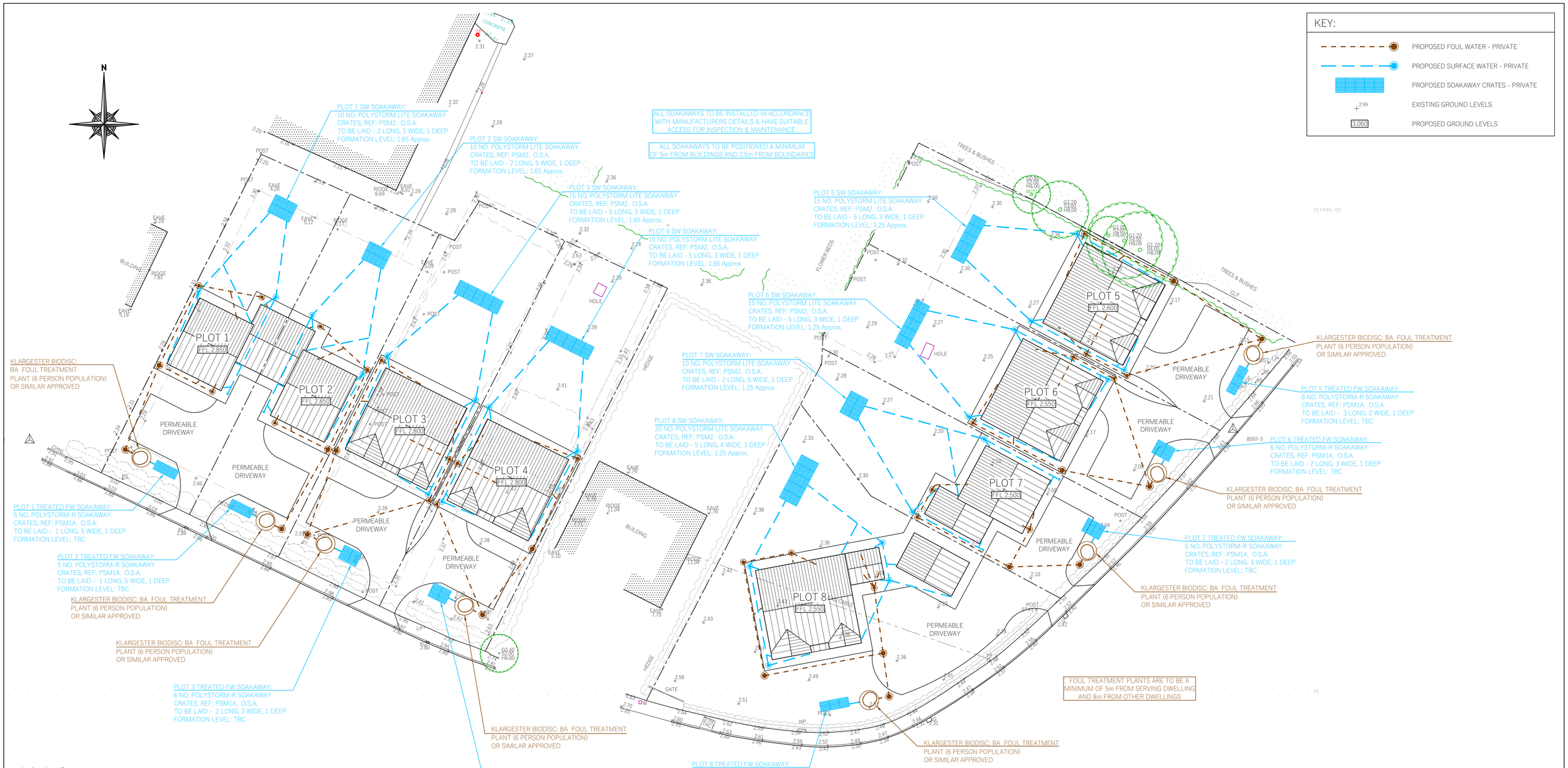


Project Details

The site is located on the Northern side of Mill Lane, Gedney Hill and the postcode for the site is PE12 0PW.

The site is made up of 2 parcels of land and totals less than a hectare (approximately 0.94 ha) and is located within Flood Zone 1. The site is currently stands as flower beds for a local nursery.

The proposed development includes proposals for the construction of 8 dwellings.

Site investigations undertaken in November 2021 found the site to be suitable for infiltration. Tests undertaken in accordance with BRE 365 found the infiltration rate to be 1.12 x10-5 m/s.

Drainage and SuDS Strategy

As stated in CIRIA SuDS Manual 2015 the objective of sustainable drainage systems is to maximize the benefits and minimize the negative impacts of surface water runoff from developed areas. By applying SuDS methodology, storm runoff from the Site is controlled to ensure that flow rates in downstream watercourses are not increased and the water is appropriately treated to remove any contaminants, thus ensuring the quality of the water in the natural environment downstream.

Drainage Hierarchy

	Drainage Hierarchy	Y/N	Comment
1	Infiltration to maximum extent	Y	Infiltration possible for roof water and driveway discharge
2	Discharge to Watercourse	N	Not required
3	Discharge to Surface Water Sewer	N	Not required
4	Discharge to Combined Sewer	N	Not required

Summary of Drainage Strategy

Drainage and SuDS Strategy

Key aspects proposed:

- It is proposed to filter runoff from private driveways through a filter media within permeable surfacing, water will infiltrate to ground.
- Water from the dwelling roffs will be collected and discharged to soakaways in the rear gardens.

Soakaways

House and Garage roofs will drain to soakaways in the rear gardens designed in accordance with Building Regulations to contain 1 in 10-year storm events.

Foul Water

- Foul water will be collected and discharged into a packaged sewerage treatment plant at the front of each dwelling. Outflow will be discharged into a soakaway adjacent to the treatment plant and infiltrate to ground. The soakaways are designed to have capacity greater than the 24 hour discharge rate from the dwelling and are designed to empty within a minimum of 12 hours.

Management & Maintenance

Each dwelling has its own independent foul and surface water system, therefore the maintenance activities are to be carried out by their respective plot. Listed below are considered to be the basic tasks necessary to keep the site drainage systems working at optimum efficiency, which is necessary to ensure that they have capacity to deal with extreme / unusual events. Other activities, such as litter removal / repairs etc. will also be required.

Area	Maintenance Activity	Frequency	Responsibility
Private drainage	Inspection CCTV / Jetting Treatment Plant Emptying	Annually Every 10-yrs As required	Plot Owner Plot Owner Plot Owner
Driveways	Cleaning & de-weeding	As required	Plot Owner

Rev	Revision	Drn	App	Date
P1	PRELIMINARY – FOR APPROVAL	APW	APW	01/22

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STRUCTURAL AND CIVIL ENGINEERING

Status: FOR INFORMATION

Client: D&R Property Services Ltd.

Project: Residential Development Land off Mill Lane, Gedney Hill, Lincs. PE12 0PW

Title: Proposed Drainage Strategy

Date	JAN. '22	Scale @A1	Drawing No.	Rev
Appr	APW	1:200	21-235-01	P1

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