PROPOSED RESIDENTIAL DEVELOPMENT
LAND TO REAR OF GLENDALE
STATION ROAD LONG SUTTON PE12 9BS

T.M. & S. WARD



DRAINAGE STRATEGY

The application is accompanied by a Flood Risk Assessment and this brief Drainage Strategy to assess the suitability of the site to incorporate Sustainable Urban Drainage measures.

mlp Moulton Land and Planning

Site Characteristics

This former horticultural site is located adjacent to an S.H.I.D.B drain and has a significant element
of hardstanding by way of tarmac access roadway, concrete internal track and a packing shed onto a concrete floor.

The remainder of the application site is predominantly occupied by redundant glass houses.

The proposed development is of low density which will generate a similar proportion of permeable area. The site has no recorded history of flooding and the sub- soil characteristics are known to have good permeability for surface water.

The Development

It is proposed to construct roads and footways to LCC adoptable standards to serve the 8 properties.

Surface Water Drainage Principles

The proposed strategy for dealing with surface water involves the provision of swales / filter drains alongside the proposed estate roads in accordance with LCC specification which will then be directed to outfall(s) into the SHIDB Drain on the northern boundary of the site.

Approval for such outfall, including rate of discharge, will be sought from the South Holland Internal Drainage Board.

Roofwater from the buildings is intended to discharge to proprietary soakaways located within plot curtilage. The size of such soakaways will be determined by soil percolation tests undertaken in accordance with BRE 365.