

PROPOSED RESIDENTIAL DEVELOPMENT COBGATE WHAPLODE



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.

Site Characteristics

This greenfield site is bound on three sides by open watercourses, two of which are controlled and maintained by South Holland Internal Drainage Board.

The site has no recorded history of flooding and the sub- soil characteristics are known from adjacent developments to have good permeability for surface water.

The Development

It is proposed to construct roads and footways to LCC adoptable standards to serve the 18 properties. The development represents a low density which provides a high proportion of land that is permeable.

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 located to the west of the site.

The discharge rate will be agreed with the receiving Authority and all necessary consents will be satisfied.

The provision of swales within the development will serve to further emphasise the rural character of the scheme.

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.