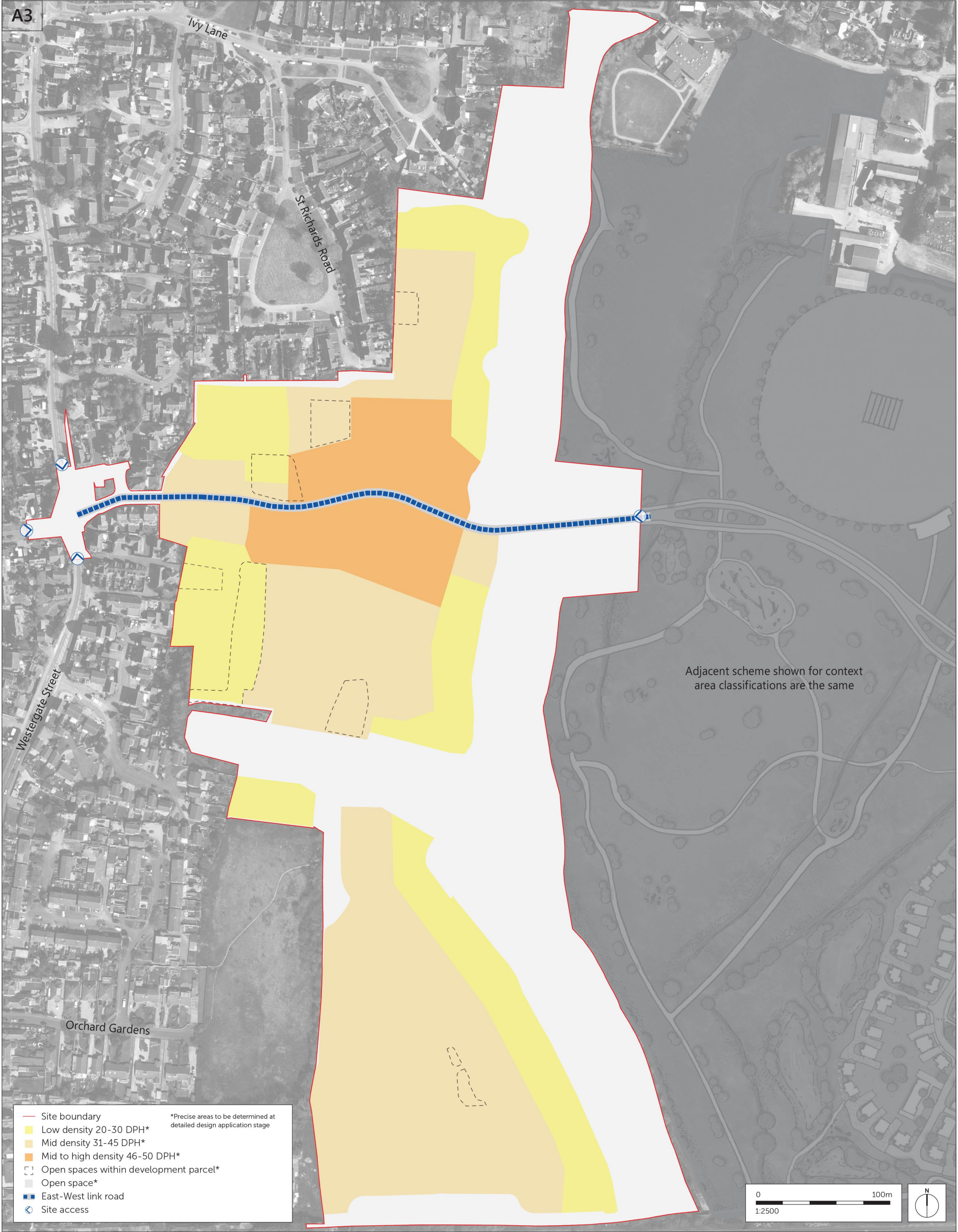




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Rev	Description	Date	Au	Ch
A	Planning Issue	20.09.23	AB/NN	AB/--

Project	Land East Of Westergate, Aldingbourne		
Drawing	Development Parcels & Density Parameter Plan - 01		

Client	Cala Homes South Home Counties		
Job no.	CALA230719	Date	31.07.23
Dwg no.	DPDPP-01	Rev.	A
Author	PM/AA	Checked	HM/-
Status	PLANNING	Scale	1:2500@A3
		Office	Romsey

Client ref. -



NON-STATUTORY TECHNICAL STANDARDS FOR SUSTAINABLE DRAINAGE

Practice Guidance

“Greenfield runoff rate” The rate of runoff that would occur from the site in its undeveloped and therefore undisturbed state.

“Impermeable area” all paved or roof areas that are not specifically designed to be permeable.

“Maintenance” means the on-going maintenance of all elements of the sustainable drainage system (including mechanical components) and will include elements such as; on-going inspections relating to performance and asset condition assessments, operation costs, regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets.

“Operation” Activities which are required to ensure that control components function as per the approved design

“Peak rate of runoff” is the highest rate of flow from a defined catchment area assuming that rainfall is uniformly distributed over the drainage area, considering the entire drainage area as a single unit and estimation of flow at the most downstream destination(s) only

“Previously developed land” refer to definition in Annex 2 NPPF. This may be referred to as brownfield development.

“Single property drainage system” This is the constituent parts of a drainage system within the curtilage of a single property and that only receive flows from that property.

“Structural integrity” Ensures that a system fulfils its design function

“Unacceptable deformation” Changes, failure or damage that prevents the design function of the component or drainage system such that safety and/or flood risk is adversely impacted.

“Urban Creep” This is the conversion of permeable surfaces to impermeable over time e.g. impermeable surfacing of front gardens to provide additional parking spaces, extensions to existing buildings, creation of large patio areas. The consideration of urban creep (is best) assessed on a site by site basis but is limited to residential development only.

It is important that the appropriate allowance for urban creep is included in the design of the drainage system over the lifetime of the proposed development. The allowances set out below are applied to the impermeable area within the property curtilage:

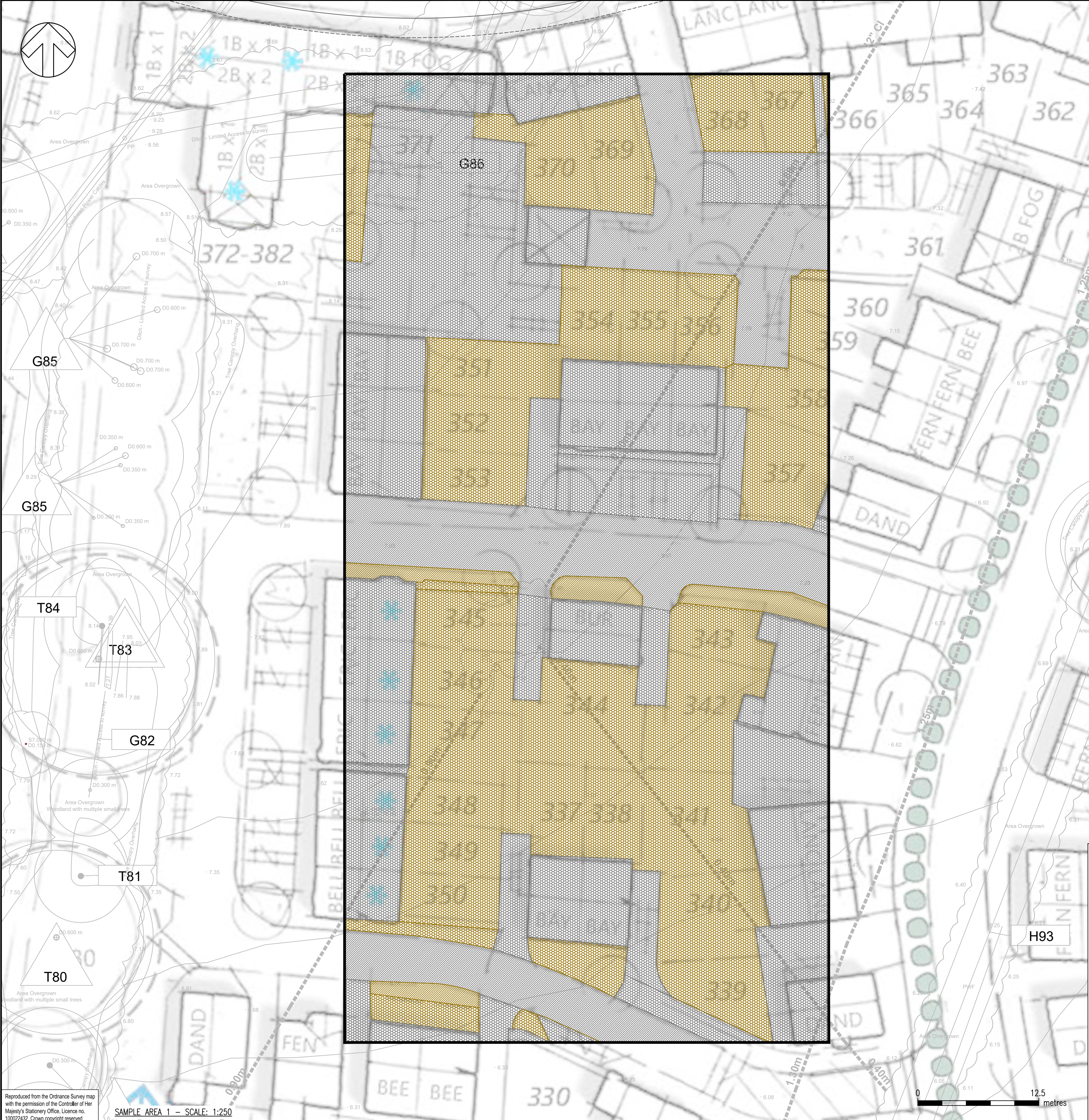
Residential development density Dwellings per hectar	Change allowance % of impermeable area
≤ 25	10
30	8
35	6
45	4
≥ 50	2
Flats & apartments	0

Note where the inclusion of the appropriate allowance would increase the total impermeable area to greater than 100%, 100% should be used as the maximum.

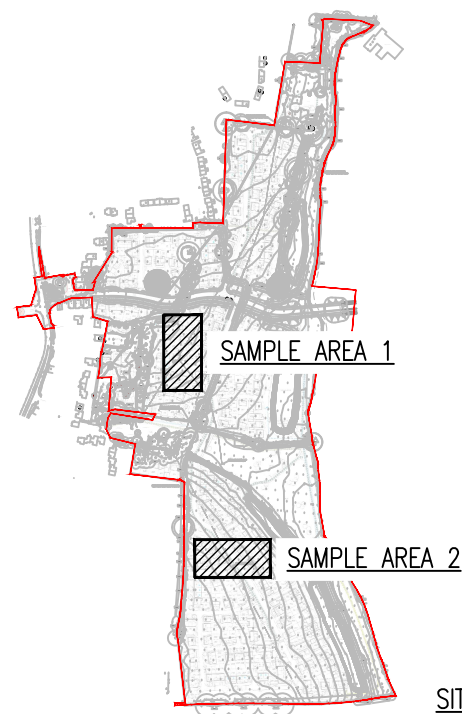
“Viability” as used in the explanatory notes reflects economic viability as defined within the Town and Country Planning Act and utilised by Local Planning Authorities.

“Water body” A manageable unit of surface water, being the whole (or part) of a stream, river or canal, lake or reservoir, transitional water (estuary) or stretch of coastal water. A ‘body of groundwater’ is a distinct volume of groundwater within an aquifer or aquifers.

‘Developers have a vital role to play in delivering the outcomes of risk management strategy. Planning authorities should take necessary regard of not just the statutory planning framework and the National FCERM Strategy, but also the Local Flood Risk Management Strategy. The Local Strategy should be considered as supplementary planning guidance (SPG) and therefore form a material consideration in the planning process. In so doing, future developments will take proper regard of the local flood risk management strategy including the risk of flooding from surface water, groundwater and ordinary watercourses. Information on principally coastal and fluvial flooding may be found in the Strategic Flood Risk Assessment, although some also seek to address surface water flood risk’.



SCALE FOR PLANNING PURPOSES ONLY



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PROPOSED HARD STANDING & GREENFIELD AREAS

— MID TO HIGH DENSITY 46–50DPH*

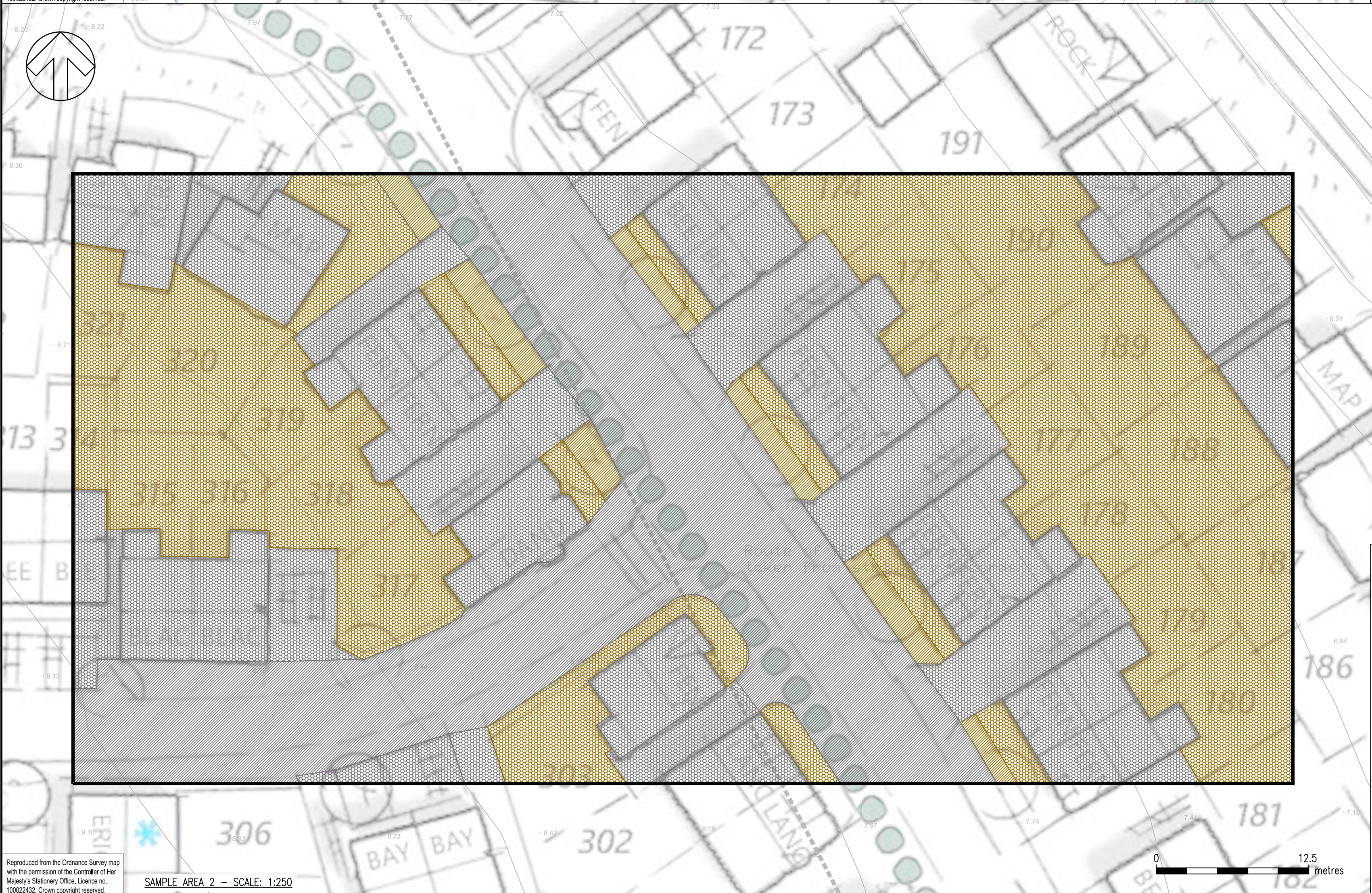
*PRECISE AREAS TO BE DETERMINED AT DETAILED DESIGN STAGE

KEY:

- SITE BOUNDARY
- SAMPLE AREA (0.5ha)
- PROPOSED HARD STANDING AREA – HIGHWAY
- PROPOSED GREENFIELD AREA – HIGHWAY
- PROPOSED HARD STANDING AREA – PRIVATE
- PROPOSED GREENFIELD AREA – PRIVATE

SAMPLE AREA 1=5,000m²=0.5ha

- PROPOSED HARD STANDING – HIGHWAY=823m² (16.4%)
- PROPOSED GREENFIELD – HIGHWAY=100m² (2.0%)
- PROPOSED HARD STANDING – PRIVATE=2,068m² (41.4%)
- PROPOSED GREENFIELD – PRIVATE=2,009m² (40.2%)



PROPOSED HARD STANDING & GREENFIELD AREAS

— MID DENSITY 31–45DPH*

*PRECISE AREAS TO BE DETERMINED AT DETAILED DESIGN STAGE

KEY:

- SITE BOUNDARY
- SAMPLE AREA (0.5ha)
- PROPOSED HARD STANDING AREA – HIGHWAY
- PROPOSED GREENFIELD AREA – HIGHWAY
- PROPOSED HARD STANDING AREA – PRIVATE
- PROPOSED GREENFIELD AREA – PRIVATE

SAMPLE AREA 2=5,000m²=0.5ha

- PROPOSED HARD STANDING – HIGHWAY=1,144m² (22.9%)
- PROPOSED GREENFIELD – HIGHWAY=121m² (2.4%)
- PROPOSED HARD STANDING – PRIVATE=1,922m² (38.4%)
- PROPOSED GREENFIELD – PRIVATE=1,813m² (36.3%)

						 Grosvenor House 2 Grosvenor Square Southampton SO15 2BE, UK T+ 44 (0) 2380 101 700 wsp.com		CLIENT: CALA HOMES ARCHITECT: -		PROJECT: LAND AT WESTERGATE TITLE: PROPOSED DEVELOPMENT HARD STANDING ASSESSMENT		SCALE @ A1: AS SHOWN PROJECT No: 70013258 DRAWING No: LAW-WSP-ZZ-ZZ-C-SK-004 © WSP UK Ltd		CHECKED: JB DESIGNED: GLG DRAWN: GLG APPROVED: LRB DATE: June 24 REV: P01	
P01	11/06/2024	GLG	FIRST ISSUE		JP	LRB									
REV	DATE	BY	DESCRIPTION		CHK	APP									
DRAWING STATUS:							B3 - FOR PLANNING								