

TECHNICAL NOTE 1

DATE:	14 February 2019	CONFIDENTIALITY:	Public
SUBJECT:	North Bersted Phase 4C - Revised Layout		
PROJECT:	11012037	AUTHOR:	Oliver Faulkner
CHECKED:	Luke Beeching	APPROVED:	Luke Beeching

SW DRAINAGE IMPACT

Berkeley Homes (Southern) Ltd. has proposed a revision the Phase 4C housing layout, introducing 6 units and associated landscaping. The connections to the sitewide (i.e. Phases 2-4) drainage system are to follow the same principles as previously established on the wider development, in line with the Flood Risk Assessment report produced by WSP in 2010 and approved through previous planning applications, Southern Water and the EA.

The existing units comprise 9 4xbedroom dwellings, plus a mixture of garages and parking spaces. Small private footpaths are not positively drained but intended to shed runoff onto adjacent soft landscaping. Positively drained areas will comprise the roofs, garages, driveways and shared accesses. The net catchment contributing to the surface water drainage system and conveyed to the attenuation basins is therefore 1165m², as shown in white on the image below.

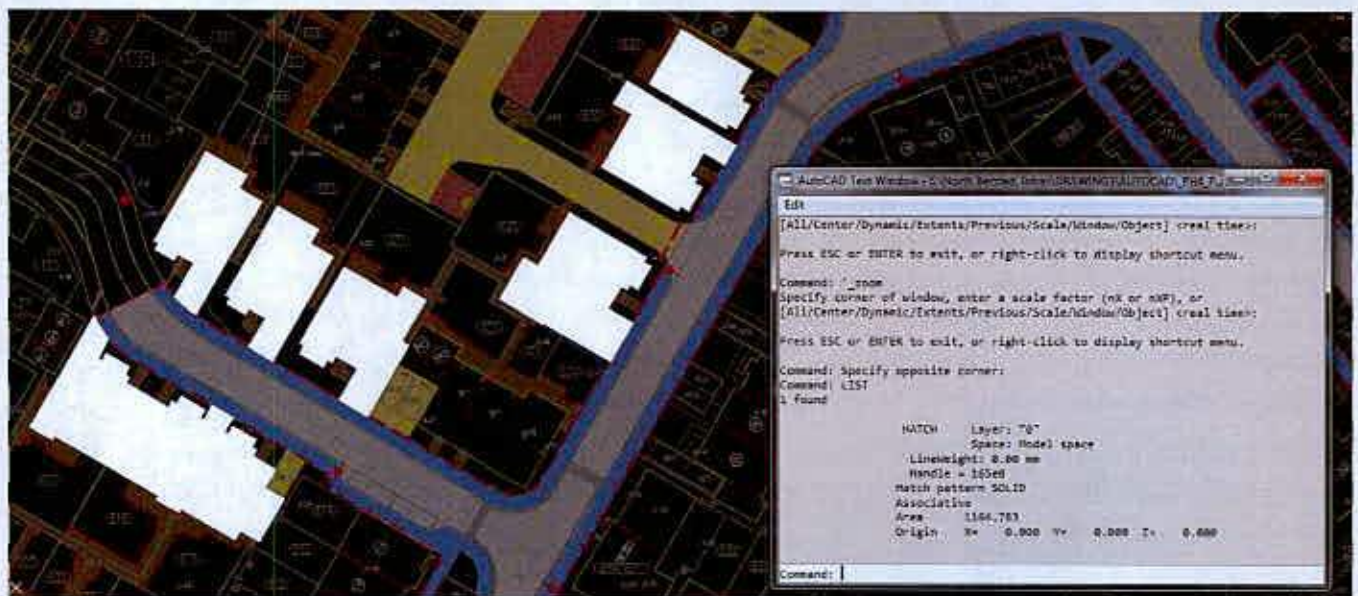


Figure 1 - Existing Phase 4C Layout Drained Areas

The proposed changes will increase the number of dwellings to 15, albeit reducing their occupancy to 2-3 bedrooms per dwelling. As with the existing layout, private footpaths will shed onto adjacent green verges, and the positively drained areas will comprise roof areas, garages, driveways and shared accesses. The net catchment contributing to the surface water drainage system will increase to 1175m², as shown in red on the image below.

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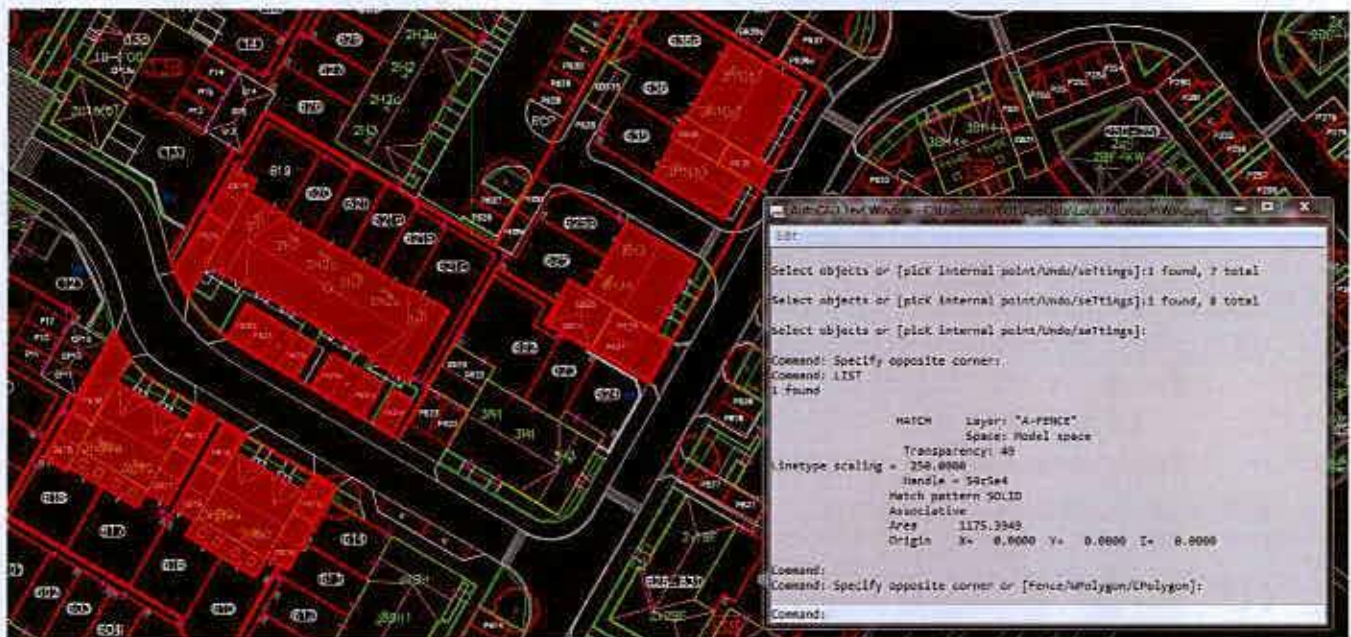


Figure 2 - Proposed Layout Drained Areas

The increase in impermeable catchment of 10m² will have no impact on the site wide drainage system, which has been designed to accommodate 28,400m² of impermeable catchment overall. The proposed layout will have drainage designed in accordance with Building Regulations Approved Document H, and connect to the existing stubs constructed during earlier phases of work, in line with the proposals for the existing Ph4C layout.

In summary, the proposed layout for 15no. units will have no measurable impact upon the drainage system within the North Bersted development, and will therefore have no measurable impact upon flood risk either within the site or offsite.