

DRAINAGE STATEMENT

**Barnham, Goodacres -
117**

Croudace
HOMES.CO.UK



DRAINAGE STATEMENT

This note sets out the provisional Surface and Foul Water Drainage Strategies for the development as outlined below;

Surface Water System

The Stormwater Drainage Strategy will be developed based on the principles of Sustainable Urban Drainage (SUDS) and taking into account best practice for minimising the environmental impacts of surface water, as outlined in guidance documents such as the National Planning Policy Framework (NPPF), the Building Regulations (approved Document H) and the CIRIA Guide 'C697: The SUDS Manual'. These documents advocate dealing with stormwater as close to the source as possible, ideally by infiltration to the ground underlying the site or where this is not possible, discharging to the nearest water course, with appropriate controls such that the post-development run-off mimics the natural hydrological state of the catchment.

The soils across the site are variable and comprise a mixture of silty, sandy, gravelly CLAY, silty SAND and GRAVEL. However due to the high water table infiltration was not an option for this development.

The system comprises of attenuated storage within the sub-base of a tanked permeable access road. Private roof drainage, drives and the road itself are drained at source via the tanked permeable access road, the locations of which are to be set out in the detailed design. This has the benefit of capturing surface water close to the source and providing effective treatment especially for the associated vehicular uses i.e. hydrocarbons and heavy metals. The permeable access road is tanked and levelled to convey the surface water to low points with outlets to the existing ditch system.

At the low points in the permeable access road the outlets discharge via a flow control device. This will control the outlet flows to the existing greenfield run-off rates while the exceedence from rainfall events are stored within the sub-base of the road.

Foul Water System

Following a meeting with Southern Water to progress the proposal of a connection to the public system, Croudace Homes have submitted a Section 98 Sewer Requisition application to enable a gravity connection from the proposed development.

At this stage Southern Water are uncertain if there is sufficient capacity in the sewer to accommodate the development and thus as part of the Section 98 Requisition process will analyse if there is capacity and what, if any upgrade works are required to enable a connection. Any offsite upgrade or remedial works will have to be completed prior to a connection.

NOTE:

The detailed drainage design is covered by the outline planning conditions 5, 6 and 7 of BN 15/11 and details will be provided in due course for the discharge of these conditions prior to the commencement of the development works.