

Drainage Statement

Land at 22 Vermont Drive, East Preston BN16 1LA

Report to accompany a planning application for the construction of a new dwelling within the rear garden of the property

Surface Water Drainage

There are no public surface water sewers in the area and no watercourses available for the discharge of surface water from the roofs or the access/driveway. All surface water will therefore be discharged to ground through soakaways and permeable constructions.

Relevant ground investigations were carried out from early January 2021 through to mid-May 2021 in order to ascertain groundwater levels and design soil infiltration rates.

Good soil infiltration rates were recorded and whilst groundwater levels were found to be quite high in early February 2021, we conclude that a surface water drainage system constructed generally as indicated on the attached plan, Drawing No. 2110/SK7 would be suitable to drain all surface water from the proposed new dwelling to current design standards.

Foul Water Drainage

There are no readily accessible public foul water sewers in the area, the nearest point of connection in the highway being some 80 metres along Vermont Drive to the northwest.

It is therefore proposed to drain foul water into the foul water drainage system serving the existing property. These drains connect to the public foul water sewer in Vermont Drive through adjacent properties and these shared drains are now deemed to be public sewers by virtue of The Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011.

Levels will require the use of a small underground pumping station, generally as indicated on the attached plan, Drawing No. 2110/SK7.

Robert Clark
BSc CEng MICE
14 September 2021

