

Storm Water Drainage Strategy

Broomhurst Farm is a mixed farming enterprise and is situated in rural countryside near Lyminster. The farm site is accessed through an existing entrance onto Lyminster Road and this entrance will continue to be used to serve the existing farm complex.

The development in this application is for an agricultural building that will be used for grain storage and it therefore follows that there will be no foul water generated by this development. The site of this development is to the north of the present farm buildings complex and adjacent to the present other similar buildings. The site doesn't impact any hedges or trees, is situated away from any residential properties. The site is within a Flood Zone 1 and therefore is at a very low risk of flooding or having an impact on neighbouring properties.

The site is classed as Brownfield as it is already a stoned hard surfaced area, which is level and requires no bulk excavation.

The development is for a steel framed building with a small concrete apron to the north, which along with the roof storm water will be drained into a field soak-away system. The accompanying drawings shows the position of the rainwater pipes, drainage pipe sizes and layout and any inspection chambers. The sub soil for the area is suitable for a soak-away and all of the other buildings all discharge into soak-aways. The soak-away will be in the form of a trench layout.

There is potential for roof water re-cycling where this grey water and could be used for washing farm machinery. The drainage design will accommodate the worse case scenario of all the collected roof water being discharged in to a field trench soak-away. As part of the final drainage design (pre-construction) percolation tests will be carried out to confirm the soak-away design parameters (area and depth).