

# **Cherry Tree Nursery, Eastergate Lane, Walberton**

## **Erection of 1 no dwelling to replace historic residential caravan**

### **Foul and Surface Water Drainage Strategy**



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## INTRODUCTION

This application seeks to replace the southern of two historic residential caravans on the site. Previous discussions with the Council's Enforcement Team have indicated that the Council accept that the use of the land for the stationing of 2 residential caravans is lawful. On this basis, I submit that there is no policy objection to replace one of them with a dwellinghouse.

### Foul Drainage

Both existing residential caravans as well as the agricultural workers caravans to the north are connected to the main foul sewer that runs in the middle of Eastergate lane. It is anticipated that the proposed dwelling will connect into this pipe, although the current location of the connection needs to be investigated.

The site lies within the Lidsey Rife drainage area. In this regard the scheme seeks to replace a residential mobile home with a dwelling so there will not be an additional residential unit although there is likely to be a slight increase in foul drainage due to an increase in bedrooms from 2 to 3.

As set out below and on Drawings 5 and 6 there will be less surface water run-off under this scheme than that which currently occurs. In addition the scheme will ensure that no surface water connections are made to the waste system and that either joint sealant on concrete chamber surrounds will be used in order to prevent infiltration.

### Surface Water Drainage

The site is located wholly within Flood Zone 1, including when taking into account climate changes, and similarly no part of the site is subject to surface water flooding.

Due to the timing of instructions, it has not been possible to undertake percolation and infiltration test prior to submission as these have to be taken during the winter period. In this regard we would expect a surface water drainage condition on any consent. In this regard I can confirm the following:

- Adequate winter groundwater monitoring data will be supplied to evidence that infiltration designs have sufficient freeboard from the base of structures and the peak groundwater level. The same data will ensure that the potential for buoyancy is considered in attenuation designs.
- Winter infiltration testing will be supplied to justify the proposed discharge method and design infiltration rates. Infiltration tests will be completed strictly in accordance with BRE DG 365, CIRIA R156 or a similar approved method. Testing depths will account for peak groundwater levels and correspond with the location and depth of proposed infiltration features. Designs will be based upon the slowest infiltration rate evidenced closest to a proposed infiltration feature.

- The proposed discharge method must accord with the SuDS hierarchy as given below. Evidence will be supplied to justify the proposed discharge method.
  1. Rainwater reuse where possible.
  2. Complete discharge into the ground (infiltration).
  3. Hybrid infiltration and restricted discharge to an appropriate water body or surface water sewer.
  4. Restricted discharge to an appropriate water body.
  5. Restricted discharge to a surface water sewer.
  6. Restricted discharge to a combined sewer.
  
- The design will be based on the most recently available rainfall data.
- All sub bases will be Type 3 MOT.

In addition, I have undertaken an analysis of existing impermeable areas and post development permeable and impermeable areas. Even if one were to assume that all parts of the new development were to be impermeable [which there clearly will not be] there would be a reduction in permeable areas of some 62.7 sq m. This alone would ensure that the proposed scheme results in a reduction in surface water drainage from the site. This is demonstrated on Drawings 5 and 6.