

Drove Lane, Yapton

Sustainable Urban Drainage Systems

Introduction

Planning Consent (Y/92/17/OUT) was granted on the 31st May 2019:

Outline application with all matters reserved save access, for up to 300 dwellings, link road, surface drainage, open space and landscaping. Departure from the Development Plan and Access route is within the Yapton (Main Road) Conservation Area.

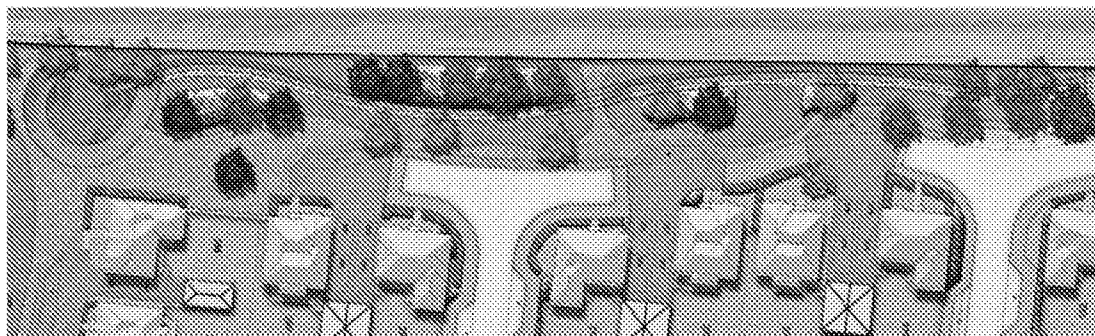
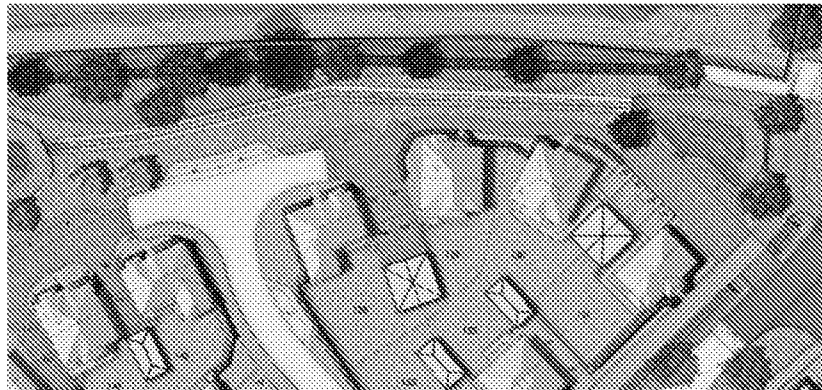
Barratt David Wilson (BDW) recently submitted a revised Reserved Matters application (Y/49/21/RES) for the following:

Approval of reserved matters following Y/92/17/OUT for 300 No. dwellings covering landscape, layout, scale & external appearance (resubmission following Y/78/20/RES). This application affects the setting of listed buildings, affects the character & appearance of the Main Road/Church Road, Yapton Conservation Area & affects a Right of Way. This site falls within Strategic Site SD7 (Zero Rated).

This note seeks to provide additional information in regards to the proposed Sustainable Urban Drainage Systems (SuDS) to demonstrate that they create attractive open space environments through the integration of water and green spaces within the built environment.

Swales

Swales as proposed around the perimeter of the site and along the main spine road, help to provide attractive green space and softer edges to proposed built form.



Figures 1 and 2. Screenshots of the submitted landscape masterplan illustrating swales across the site

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Figures 3 and 4. Images of a swale along the road on a site in Fordham (Img. Swale01 and Swale02) demonstrating how a carefully designed swale can form a key part of a Public Open Space scheme

Such careful combination of green and blue infrastructure can play an important role in maintaining mental and physical health by providing places for recreation and relaxation, as set out in CIRIA's 'The SuDS Manual'.

Basins

Basins are proposed across the site to manage the drainage of surface water. The majority of these basins, including those shown below, will only be in use during extreme storm events and will principally be dry in form and usable as play areas.



Figures 5 and 6. Basins shown across the site. These will form informal kick-about areas for children and will be dry with the exception of extreme storm events where the ground will be 'soggy'

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Figure 8. Close-up image of Figure 7 illustrating the SuDS Basin and clearly demonstrates its usability as a kick-about area (Img. Basin02)

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