

PROPOSED BUNGALOW AT ORCHARD ROAD, BISHOPS CLEEVE. GL52 8LX.

DRAINAGE AND WATER MANAGEMENT STATEMENT.

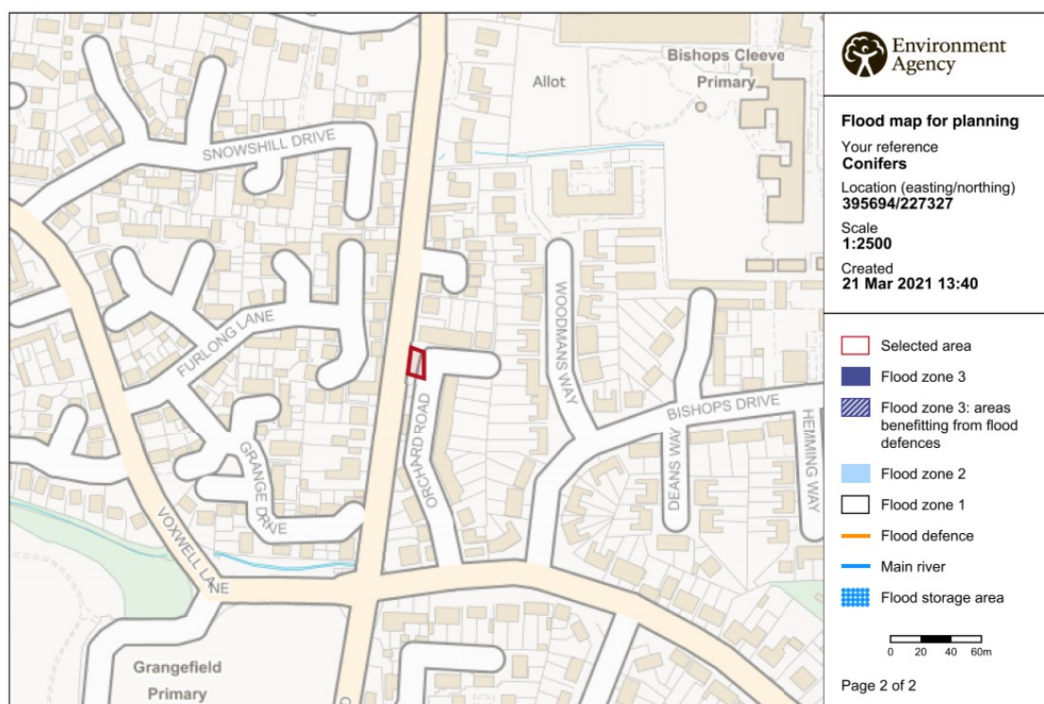
1. INTRODUCTION.

The purpose of this statement is to demonstrate that the proposal would not cause any fundamental concerns over drainage.

The new dwelling will be drained by the provision of a soakaway system, with the roof runoff conveyed by pipes to soakaways located within the curtilage.

Foul drainage will be dealt with by the existing mains sewage network.

2. FLOOD RISK.



The proposed dwelling is located wholly within Flood Zone 1 (low risk) as defined by the Environment Agency and is not considered to be at risk of pluvial or fluvial flooding events.

The NPPF 2019 makes it clear that it is the Government's intention to steer development to the areas of lowest probability of flooding.

This is achieved by the application of a sequential test which requires an assessment of sites with development in Flood Zone 1 considered first.

Dwellings are classified as 'More Vulnerable' and as such are acceptable in principal in Flood Zone 1.

3. SURFACE WATER DRAINAGE STRATEGY.

The drainage strategy for the development is to manage water runoff through the use of infiltration.

The initial inspection of ground conditions indicate that surface water can be adequately addressed by the use of water butts, with the overflows being directed to soakaways.

The drainage solution proposes that the roof runoff is conveyed by pipes to private soakaways, with runoff infiltrated through a granular sub-base storage layer.

The soakaways will be sized to attenuate a 1 in 100 year storm plus 40% to account for the predicted effects of climate change.

Upstream silt traps incorporating a removable filter basket will be fitted to intercept sediments that would otherwise reduce the efficiency of the soakaways. The silt traps will require periodic maintenance as recommended in Ciria guidance.

The parking spaces will consist of a gravel surfacing material with a granular sub base below.

The existing parking area on the site serves The Conifers and consists of gravel over an impermeable hardcore sub-base. This will be removed and the land incorporated within the proposed garden area.

4. FOUL DRAINAGE.

The Government's Planning policy Guidance provides a hierarchy of foul drainage options that must be considered.

An existing mains foul drain runs adjacent to the eastern boundary of the site and, as this is the preferred option in the PPG, will be utilised.

Water using appliances will all be of a low flow type with dual flush toilets.

The water usage will be limited to 105 litres/person/day.

5. CONCLUSION.

The proposal complies with the flood risk policies contained within the Development Plan, the NPPF and PPG.

The proposal constitutes sustainable development from a flood risk and drainage perspective.