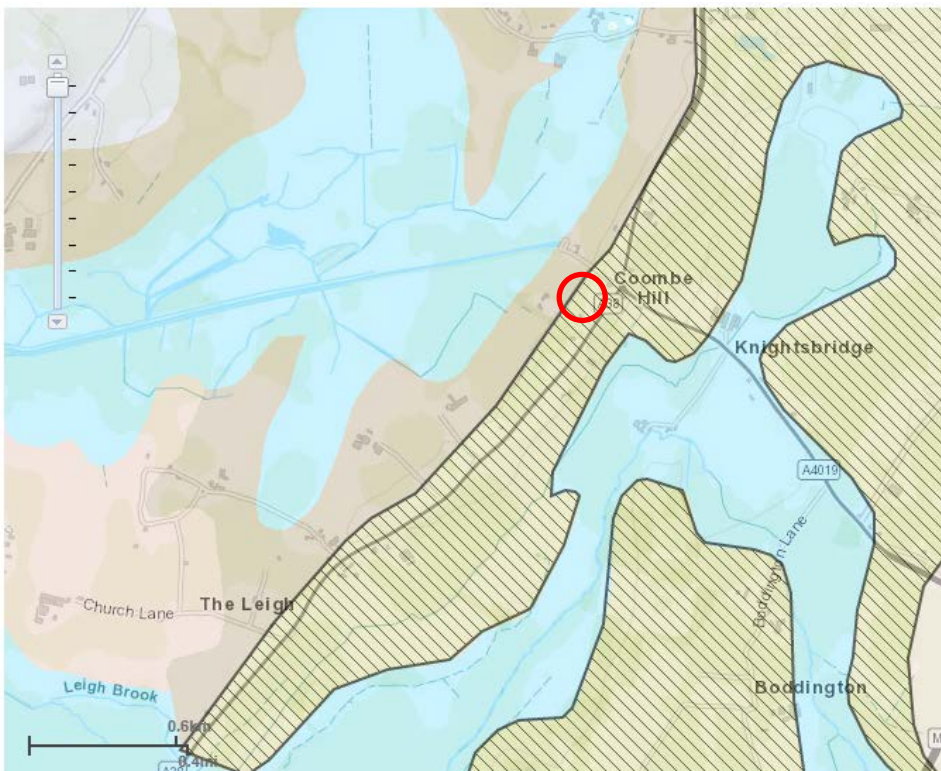


Water Management Statement

Baseline Conditions

The proposed development site is situated along the A38 Coombe Hill. The existing building to be demolished has a footprint of 455m², with a few downpipes pipes for surface water management. It is assumed that the water from the building falls to the ground surrounding the building and percolates naturally. There appears no evidence, to date, to suggest any historic flooding issues. There is no existing foul drainage.

In reviewing Soilscares data, it can be seen that the site lies within Soilscape 9 – a lime-rich loamy and clayey soil with slightly impeded drainage.



Source: Soilscares (Cranfield)

Proposal

Surface Water

The proposed development will have a total footprint of 185m² (compared to the existing 455m²), therefore reducing the amount of surface water to be managed. The dwelling will have full guttering and rainwater pipes leading to 100mm diameter uPVC storm water drain runs, which will connect into a soakaway placed to the south east of the site – refer to drawing 200-05A Proposed Site Plan (attached).

Application Ref no. 21/00655/FUL

Proposal: Creation of a dwelling and associated works

Location: Windyridge, Tewkesbury Road, Coombe Hill, Gloucester, Gloucestershire, GL19 4AR

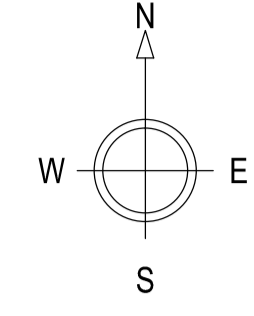
Should the development be approved, percolation testing can be carried out under a condition of planning to assess the most suitable location for the soakaway.

Foul Drainage

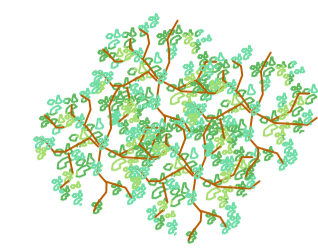
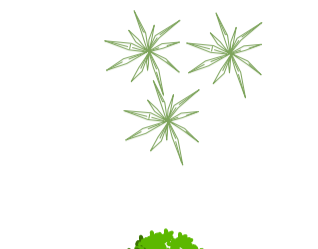
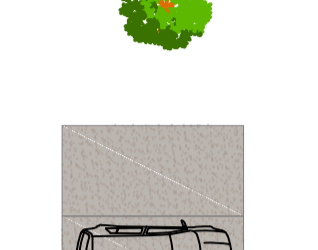
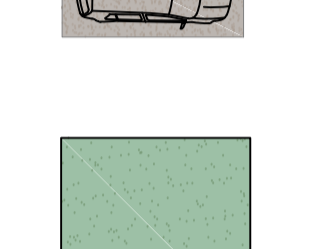
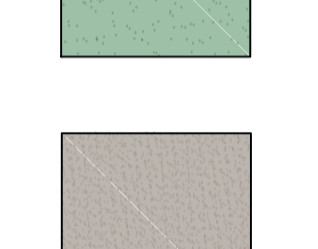
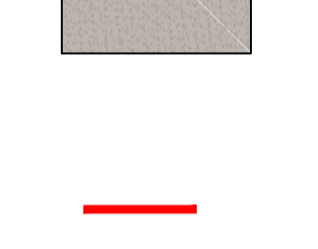






The proposed dwelling will have 3-4, bedrooms over two storeys. It will be served by a Klargestar Bioficient treatment package plant designed for 9 person capacity and positioned as shown on drawing 200-05A. The sewage treatment plant is positioned to enable its annual maintenance and inspection to be carried out easily.

Summary

The overall development of one dwelling is that of a minor proposal and represents betterment of surface water drainage and the addition of foul water management compared to that of the existing building.

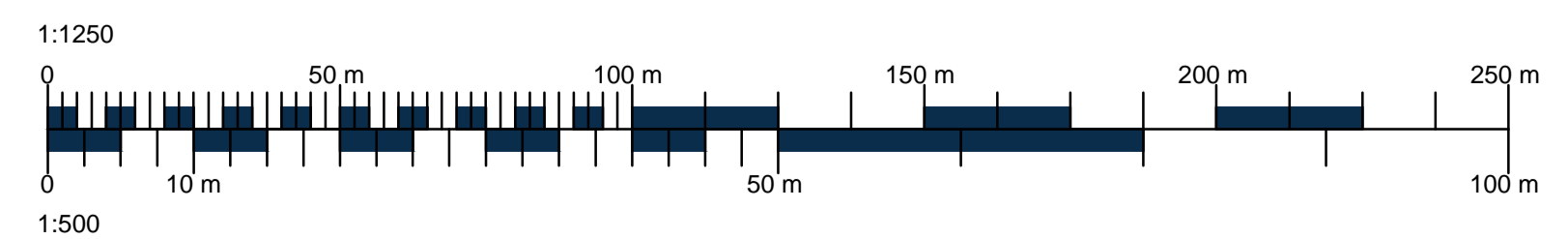


KEY

-  Existing treeline / shrubs.
 -  Proposed planting / hedge boundary.
 -  Proposed new tree planting.
 -  Proposed new parking.
 -  Existing grassed area / field.
 -  Permeable gravel surface.
 -  Site Boundary
 -  Building to be Demolished
 -  100mm dia uPVC Storm water drain runs. Laid to min falls 1 in 60 and to connect into new soakaways
- Rainsmart or similar polypropylene soakaway crates (715mm long x 400mm wide x 860mm deep) for surface water attenuation.
 Crates to be wrapped in non-woven geotextile membrane and bedded on minimum 150mm compacted sand sub-base (flat with no undulation). Backfill to sides and top to be minimum 150mm compacted sand / gravel. Minimum 300mm soil top cover.
 Use duct tape or pipe clamp to secure the geotextile membrane to the inlet pipe to prevent any ingress of backfill materials.
 Turtle Enviro SS300110 Silt Sentinel or similar silt trap chamber with catch-pit and filter (300mm diameter) to each connection into soakaways
- Proposed ecological enhancement**
 (Please refer to accompanying ecology report)
-  Bat & bird boxes
 -  Insect house
 -  Hedgehog house

SITE PLAN
 Scale 1:200

- NOTES:
- Use written dimensions only. All dimensions to be checked on site and any discrepancies reported to ACORUS immediately. If in doubt ask.
 - Where relevant, significant hazards have been identified on the drawing. Hazards which should be obvious to a competent contractor or unforeseeable have not been identified.
 - This drawing is confidential and remains the exclusive property of ACORUS.
 - Ordnance Survey Paper Map Copying Licence Number: 100039456.
- © ACORUS Rural Property Services Ltd.



PLANNING

| | | | | |
|--|-------------|---------------------------|------------|---------|
| Rev. | 04-06-21 | Bin store locations added | HHB | MB |
| Date | | Amendment | Drawn | Checked |
| PROJECT | | | | |
| Mr A Green Windy Ridge, Tewkesbury Road, Combe Hill, Gloucestershire, GL19 4AR | | | | |
| TITLE | | | | |
| Proposed New Dwelling Proposed Site Plan | | | | |
| SCALE | DATE | DRAWN BY | CHECKED BY | |
| AS SHOWN @A1 | MAY/21 | HHB | MB | |
| JOB NO. | DRAWING NO. | REVISION | | |
| MB/1468/0121 | 200_05 | A | | |

