

DRAINAGE STRATEGY:

Project: New dwelling at land adjacent to Arnewood House, Colden Common

Introduction

This document has been prepared in support of a planning application for the construction of a new dwelling at land adjacent to Arnewood House, Colden Common, Hampshire, as an outline explanation of the drainage strategy for the proposed new dwelling.

Existing Buildings

The site is currently occupied by one residential dwelling, ancillary outbuildings including stabling and garaging, land of approximately 3.6 acres of paddock and a menage. The existing house and stables occupy a limited part of the site. It is proposed to subdivide the existing land to and to construct a new dwelling on approximately 1.6 acres, leaving 1 acre with the existing house.

The existing house contains a package sewage treatment plant system with infiltration drainage field, installed in approximately 2003. This existing system will be left in place within the land retained by the existing property.

The existing house also discharges surface water to existing soakaways which are to be retained within the land area which is to remain with the existing dwelling.

The existing equestrian menage and outbuildings are to be removed, returning this to open land, reducing some of the existing requirement for surface water drainage.

Foul Drainage

A new package sewage treatment plant will be installed for the proposed dwelling in accordance with the relevant British Standard (BS EN 12566). This will be located to the west of the proposed dwelling, as indicated on the site plan drawing '0419-150 P6'.

Sewage will be treated in the package treatment plant and once treated discharged to a infiltration drainage field in accordance with British standard BS 6297:2007.

Surface Water Drainage

Surface water drainage will be managed on site. Surface water run off will be collected and discharged into the ground by new soakaways to British Standard BS EN 752-4. Soakaways are to be located a minimum of 5 metres away from the building. There is a large land area of 1.6 acres to accommodate the new soakaways.

The hard landscaping features will use permeable surfaces where possible, in particular on the gravel driveway.

Final below ground drainage installation to be to specialist design and based on percolation tests in accordance with the relevant British Standards.