

DRAINAGE STATEMENT

- 1.1 The application site contains two separate 600mm sewers, one storm-water sewer and the other a foul-water sewer. It is proposed that the development will connect to both of these for the disposal of storm and foul water.
- 1.2 Surface water will be drained using soakaways subject to a full ground investigation confirming that ground conditions are suitable. If ground conditions are not suitable then the site will connect to the existing surface water sewer but will be subject to attenuation of flows to avoid peak rainfall events resulting in large amounts of run off.
- 1.3 There are no known capacity issues with the sewers in the local area.
- 1.4 The site is located in Flood Zone 1 and is therefore at the lowest risk of flooding. Flood Zone 1 is the most appropriate location for residential development.
- 1.5 The development proposes generous rear gardens which will replace existing large areas of hardstanding with soft landscaped areas. This will increase the permeability of the site and encourage infiltration while decreasing the surface water run-off on site.