

Drainage Assessment



Planning Branch Ltd

Land nr Hallsenna, Holmrook, CA19 1YD

PROPOSAL:

**Reserved Matters Agricultural workers
dwelling**

APPLICANT: Mr Freeman

June 2020

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INTRODUCTION

This drainage statement is to accompany a reserved matter planning application for workers dwelling. Condition 4 requires a drainage system and hence this report provides this to allow this condition to be agreed as part of this submission.

4. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of site conditions shall be submitted to and approved in writing by the Local Planning Authority.

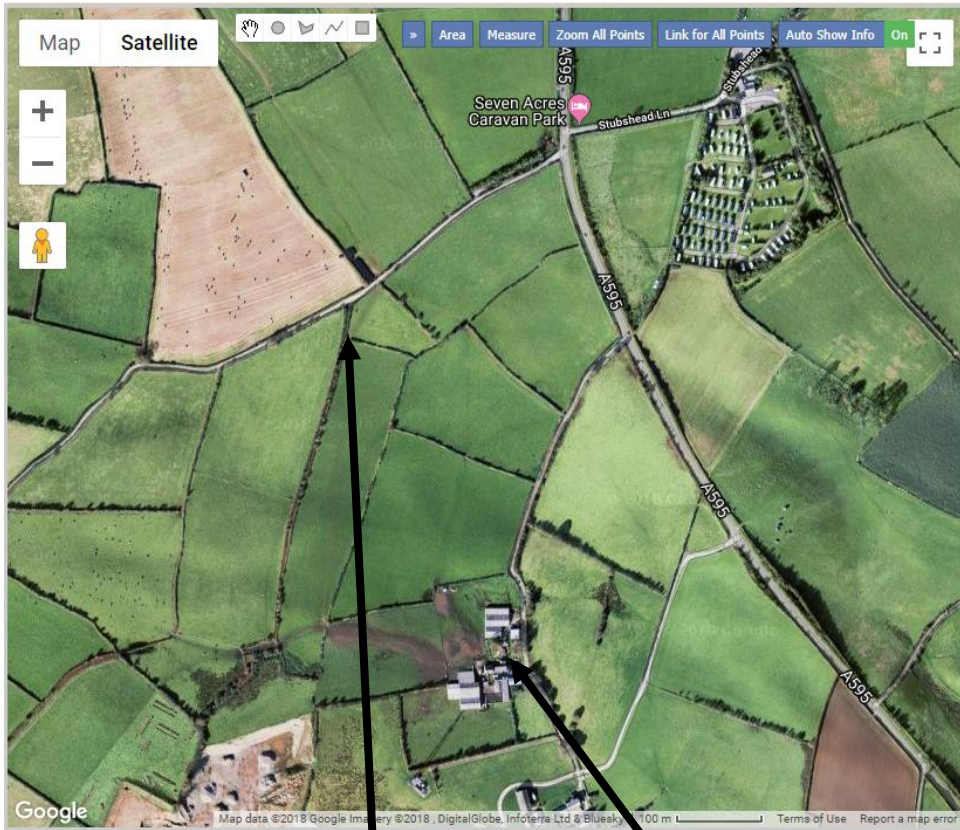
The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

The development shall be completed in accordance with the approved details.

Reason

To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution. This condition is imposed in light of policies within the NPPF and NPPG.

SITE

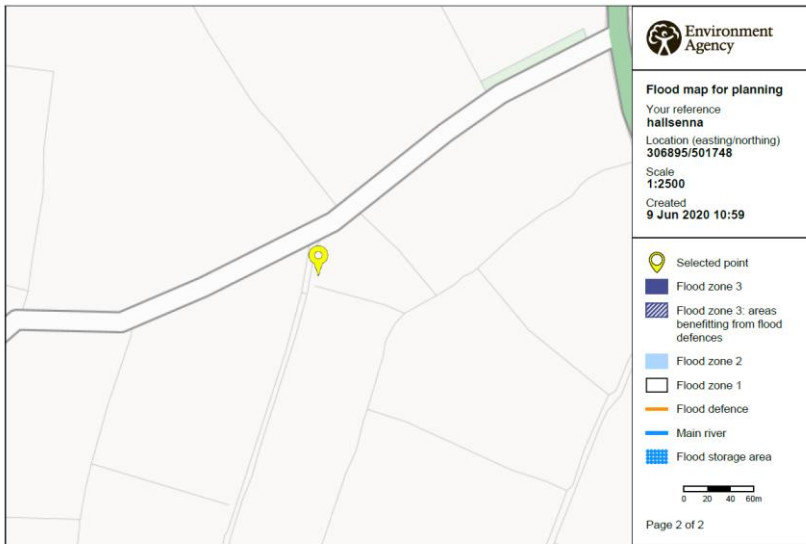


Proposed Application Site

High House Farm

The site has been agreed as part of the outline approval and is indicated above.

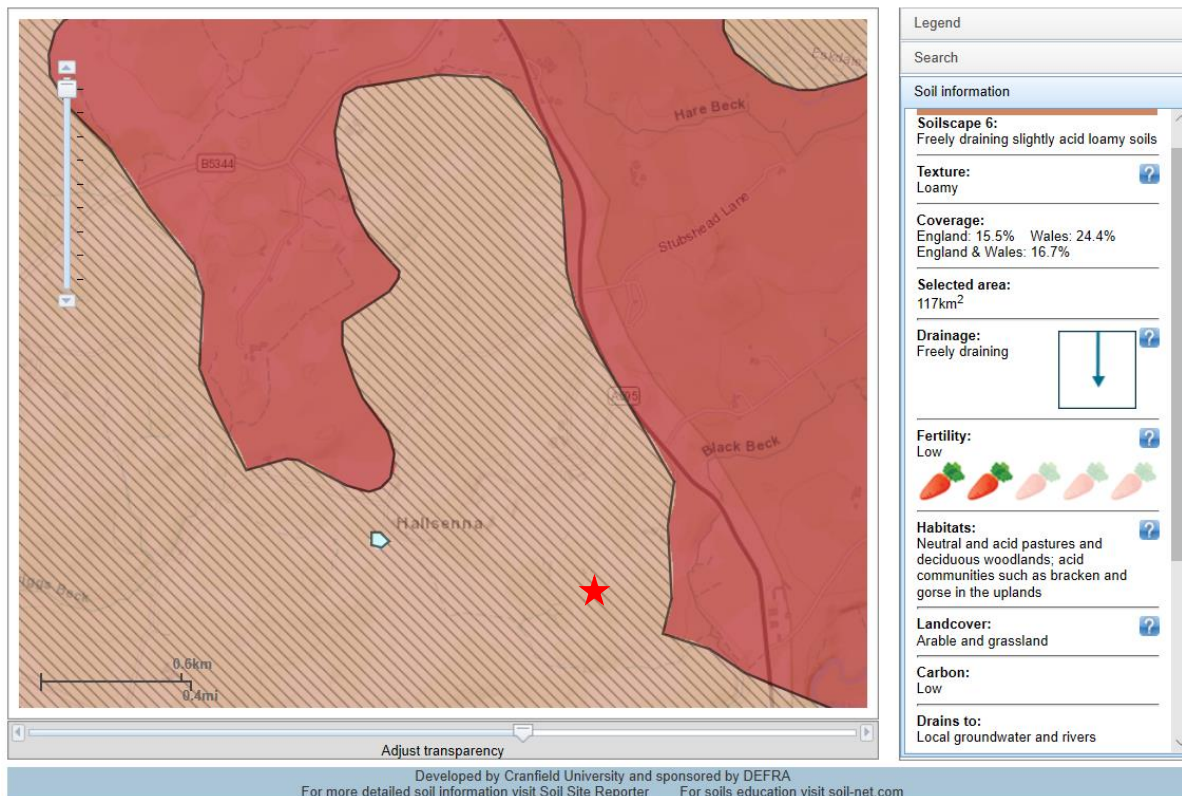
Flood Map and existing drainage



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As the above image indicates there are no mains rivers close to the site.

Soil Quality



Information from the Land Information System shows the site to lie within Soilscape 6 – freely draining slightly acid loamy soils.

PROPOSAL

The proposal is for the erection of a single dwelling for an agricultural worker dwelling.

FOUL SEWAGE

The application proposes a treatment plant such as a Kingspan BioDisc. The outlet will run from the treatment plant to a soakaway located in the southwestern corner of the application site. Due to the sandy nature of the ground the water drains with no issues.

SURFACE WATER

The application proposes a new dwelling. The surface water will be collected in a water butt or butts at the corner(s) of the dwelling for use in the garden, with any outflow from the butt(s) piped to the soakaway in the corner of the application site.

CONCLUSION

The ground condition allows for the water to soakaway into the ground and this the propose complies with the drainage hierarchy. The use of a treatment plant and soakaway also complies with the hierarchy.