

DISTINGTON -BIG LOCAL



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The Alan Johnston Partnership LLP

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1.0 INTRODUCTION

This Drainage Strategy Report (DRA) has been prepared on behalf of the Big Local community group by the Alan Johnston Partnership (AJP) for the development of nine new domestic dwellings and an fifty four apartment building off Church Road in Distington, on a site that is Brownfield, and shall be submitted in support of the planning application to the local authority; Cumbria County Council.

The site is located within Flood Zone 1, with a total site area under 1.0ha. Therefore, in accordance with DEFRA guidance, a Flood Risk Assessment is not required in support of a planning application. This DSR shall provide the necessary information for the support of a planning application, as set out within the Cumbria County Council Development Design Guide.

The purpose of this report is to present the surface water and foul water outline drainage strategy for the site, which has been designed by the Alan Johnston Partnership, to demonstrate how the specific drainage planning requirements are to be met in accordance with the National Planning Policy Framework (NPPF), the report should be read in conjunction with the relevant drawings and supporting information included within the appendices.

The drainage strategy outlined within this report, has been prepared in accordance with BS EN 752:2017 (Drain and sewer systems outside buildings), Sewers for Adoption 6th Edition, Building Regulations Approved Document H (Drainage and waste disposal), the Cumbria Local Flood Risk Management Strategy and the Technical Guidance to the National Planning Policy Framework document (Department for Communities and Local Government, March 2012).

2.0 SITE DESCRIPTION

The proposed development site is located off Church Road in Distington and located at National Grid Reference NY 00567 23509. The location of the existing site is illustrated in Appendix A and the extent of the area to which the application relates is also shown on the aerial photo enclosed in Appendix B. The site area is bounded by existing housing to the north, east and south; which lie off the existing highway network. To the west of the site is the new Distington Community centre.

The proposed development site covers a total area of approximately 0.732 ha and is currently a Brownfield site with the site previous community centre that occupied the site having been demolished beyond the last twelve months; leaving behind the actively drained car parking area.

The site consists of a relatively shallow sloping area with an average grade of 1:55, with levels falling from circa 75.30m AOD at Church Road to it's lowest point on the southern boundary at circa 73.0m AOD. The site is accessed off Church Road, with a narrow route between existing housing leading to the site. The site also falls from west to east from Circa 75.20m AOD to 74.05m AOD, with some existing minor structures lying on the eastern boundary; this is evidenced in the Topographical survey in Appendix C.

3.0 PROPOSED DEVELOPMENT

The proposed development consists of 63 new dwellings; the proposed bungalows are accessed off a newly proposed highway that feeds off Church Road, further into the development site there shall be an a large apartment building that will consist of 54 private apartments. The total impermeable area from the proposed development is 0.530 Ha, encompassing the proposed, domestic houses, the apartment building and associated highways and other hardstanding.

To enable a viable scheme, the proposed site levels are constrained by the existing highway levels off Church Road and the existing boundary levels, the proposed highway and finished floor levels shall attempt the marry the two levels and be constrained by its proximity to both. The proposed highway shall connect to Church Road, under a Section 278 Agreement to accommodate the new extent of highway. The proposed site plan is attached in Appendix D.

4.0 DEVELOPMENT AND DRAINAGE STRATEGY

4.1 Effect of Proposed Development

As previously outlined in Section 2.0, the existing site covers a total area of 0.732ha, and is a Brownfield site with areas amounting to 0.270ha having positive connectivity to the UU sewers within the last 12 months.