

INTRODUCTION

This statement provides a description for the discharge of surface and foul water from the proposed Phase 2 residential development site at Sketchley Lane in Burbage which consists of three properties. It is to be read in conjunction with the associated drainage drawings and calculations for Phase 1.

Travis Baker Limited have been appointed by Persimmon Homes to produce a Drainage Statement for a proposed residential development of 3 dwellings off Sketchley Lane, Burbage linking to Phase 1 which consists of 124 dwellings.

EXISTING SITE

The site is located in Sketchley Old Village on the outskirts of Burbage, with access from the Sketchley Lane.

The site is approximately 1 ½ miles from Hinckley town centre. With respect to highways, the site is approximately ¾ of a mile from the M69.

Pluvial Flood Mapping indicates the majority of the site is at 'very low' risk to surface water flooding, however, mapping also suggests that the shallow valley feature, located between the flood relief basin at the eastern edge of the site and towards the A5 to the south of the site is at a predominantly 'Medium' to 'Low' risk of surface water flooding.

For the purposes of the Surface Water Drainage Strategy the existing site is considered 'greenfield' with nominals contributions to off-site flows from existing hard paved areas.

PROPOSALS

Site consists primarily of open agricultural land, such that water runoff from within the site would drain via natural infiltration into the ground or would drain overland towards the open channel of ditch within the centre of the site.

Existing Foul sewers are in Watling Drive to the West of the development site. Phase 2 will discharge into Phase 1 Drainage network, which was designed taking into account the additional impermeable area from Phase 2, whereby, no attenuation or flow controls are required when discharging surface water from Phase 2, meaning, that a free discharge is considered and accounted for on Phase 1 Drainage Strategy and calculations.

Geotechnical assessment confirms that the subsoils are not considered suitable for infiltration as a primary means of surface water disposal. As the site does not benefit from access to a watercourse, gravity outfalls to the public sewerage network will be sought for both foul and surface water.

The proposed surface water drainage strategy for the development utilises Sustainable Drainage Systems (SuDS), consisting of a single attenuation basin, discharging at the existing greenfield rate into the existing ditch, for all critical design storms upto the 1 in 100-year return period, plus a 40% allowance for the future effects of climate change.

To further mitigate the flood risk to properties in the event of a failure within in the drainage system, surface levels will be designed to ensure that flood flows are not directed toward dwellings. The design shall make do consideration of the area of existing

surface water flooding within the site. External levels surrounding dwellings shall generally 150mm below ground floor levels. The external levels design will also ensure that the existing surface water flood route from Sketchley Lane is maintained without prejudice to any of the new properties.