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Drainage Strategy

The site is located within flood zone 1 with a low risk of flooding from rivers or the sea.
The existing site consists of residential properties.
NPPF guidelines require that surface water arising from a developed site should as far as practicable be managed in a sustainable manner to mimic the surface water flows arising from the site prior to development.

Surface Water:
Soakaway will be investigated via on-site percolation testing, however based on UK Geological Maps the site is underlain by London Clay formation and it is unlikely that percolation would be suitable. As such we have assumed for the purposes of this strategy that percolation is not a suitable means of discharging SW.

The site has no watercourses recorded in the vicinity, therefore it is proposed to connect to sewer.

The existing impermeable area is 410m², with a 1in1 year SW rate of 5.6l/s.

Greenfield flow from site at 1.4l/s/ha - 0.28l/s
Existing flow from site 1in1 year - 5.6l/s
Proposed flow rate - 2.3l/s (50% betterment as per TW guidance)

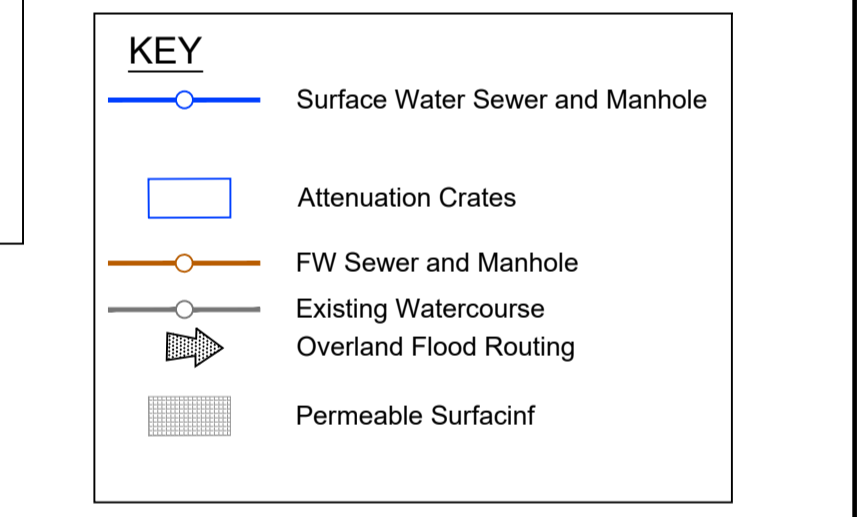
A 50% betterment of this rate would equate to 2.3l/s. It is therefore assumed that 50% betterment as per Thames Water requirements will be provided and SW flows will be restricted to 2.3l/s. Attenuation will be required up to 1in100 years plus 40% climate change.

The proposed impermeable area is 1.250m² including 10% Urban Creep

Based on these rates and an impermeable area of 1,250m² and a SW rate of 2.3l/s the attenuation required for the peak return period of 1 in 100 year plus 30% climate change is **60.8m³**.

This will be achieved by Storage Crates measuring 8m x 10m x 0.8m = 60.8m³

Foul Water:
The foul water is proposed to connect to Thames Water sewer via existing connection as shown.



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No.	Revision	Date	Drawn
Status: PRELIMINARY			
Client: NFC Homes			
Project: Vincam Close, Whitton			
Drawing title: Drainage Strategy			
Drawn: AD	Chkd: AD	Date: AUG 21	Scale: 1:200
Contract No: 21495	Dwg No: DR-C-0100	Revision: P3	