

Water Management Statement

Site Address: Lane Head
Sibford Gower
Banbury
OX15 5RT

Prepared for: Mr & Mrs More
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This Statement has been prepared to accompany an application for Planning Permission and Listed Building Consent for the demolition of existing poor condition garage and the erection of a new dwelling and conversion of existing out building to a garage at Lane Head Sibford Gower.

This statement should be read in conjunction with the submitted drawings and associated reports.

1. The Site

The site is to the rear of Dudley House is located on Weston Road within a small cluster of dwellings to the south of the village of Bretforton.



Aerial Photograph

The site is located in Flood Zone 1 (low risk).

2. Development Proposals

This application seeks planning permission and listed building consent for demolition of a poor condition garage and the erection of a new dwelling and conversion of an existing out building to a garage.

Our scheme proposes the demolition of the existing poor design and poor condition garage.

The garage with its narrow opening of 2.1m is unsuitable for modern cars and is no longer fit for purpose. Combined with the enclosed area to the front of the building parking is restricted and the property is only afforded one off street parking space.

The new dwelling is to be some 112m² over two storey, offering a lounge, kitchen diner and WC to the ground floor with two bedrooms en-suite and family bathroom over.

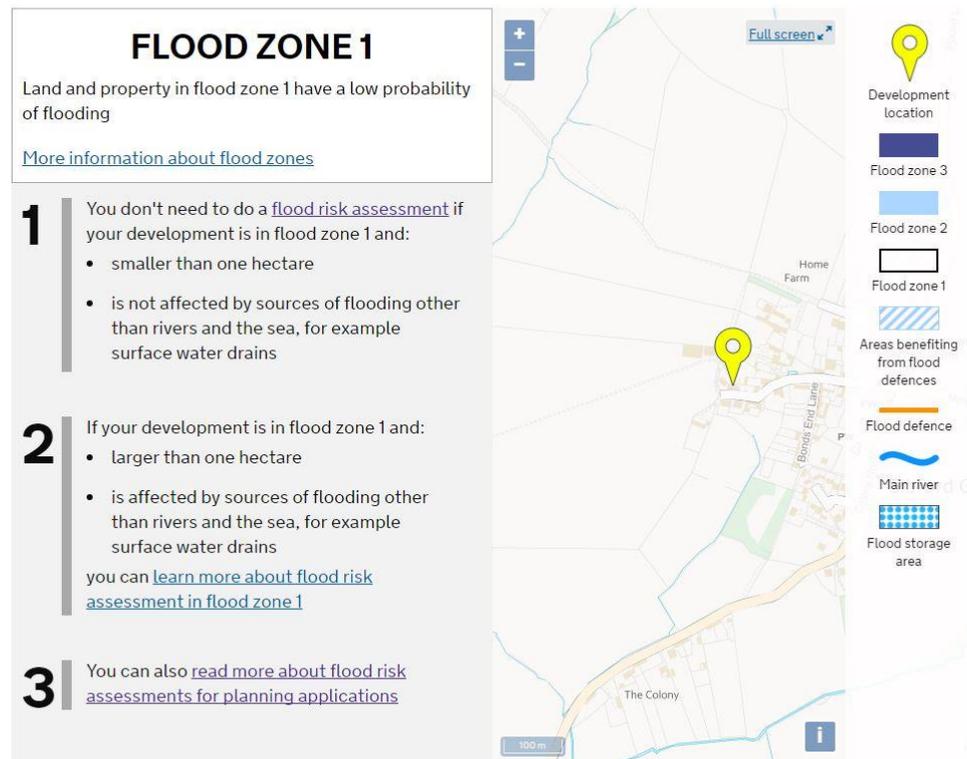
Full details of the proposed buildings are illustrated on the accompanying scheme drawings.

3. Site Specific Flood Risk

The new building is entirely within Environment Agency Flood Zone 1

Flood probability

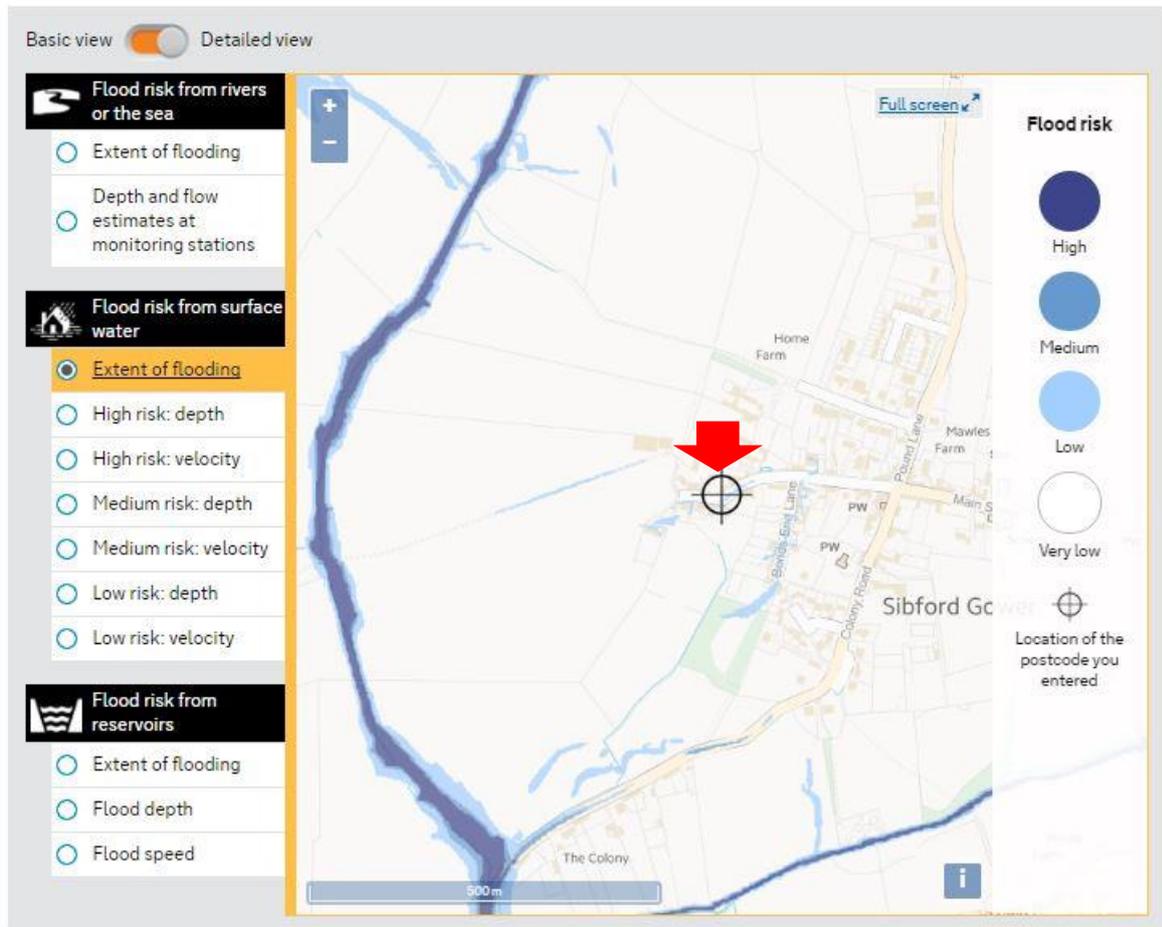
Your proposed development is in an area with a low probability of flooding



This is described as an area “where flooding from rivers and the sea is very unlikely. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year.”

Site Specific Flood Risk Contd.

Government long term flood risk information indicates that the development site is at very low risk of flooding,.



The risk of flooding from surface water, as indicated by the above map and site specific information, is very low which indicates that each year this area has a chance of flooding of below 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast.

We are aware of no other sources of flood that could affect the site.

4. Surface Water Management

A SUDs approach can be adopted for all development sites, although individual site restraints limit the potential for a solution to achieve maximum benefits for all functions, accordingly we have adopted a sequential approach to the management of storm water with a view to controlling surface water discharges to the receiving environment by means of water conservation and attenuation of peak flows and infiltration as near to source as possible.

By the use of 2 rainwater butts our management train for this site will attenuate peak flows reducing flow into the proposed new soakaway. This will also provide a source of grey water on site for use near the building for vehicle cleaning etc, managing the surface water, and achieving sustainable drainage principals.

The rainwater management will remain under the control of the applicants who will adopt the responsibility for future maintenance to ensure long term effective operation.

5. Conclusion

We consider that the site is able to support the proposed small scale development, which will not be at risk of flooding or exacerbate flooding risk in the locality.