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DAVID WILSON HOMES

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Penndrumm Fields Community Update

Welcome to the Penndrumm Fields Community Update, an information newsletter for the local community from Looe. This newsletter has been created to keep you up to date on the latest developments on the project.

With development on the site ongoing, we understand that living close to a construction site can be difficult. We want to reassure residents that we are doing all we can do to make life as easy and safe as possible.

We've spent a lot of time meeting with residents, the Town Council and looking at ways we can inform you about the drainage on site, following the comments that have been raised.

If you have any comments or questions, then please get in touch with us at:

Barratt David Wilson Exeter, Vanguard House, Yeoford Way, Matford Business Park, Exeter, EX2 8HL

Tel: **01392 826750**












Email: **planning.exeter@barratthomes.co.uk**

If you would like to learn more on the progress of the project, then visit our website:

www.barratthomes.co.uk/new-homes/cornwall/H591701-Penndrumm-Fields



LEGEND:

-  Denotes private soakaway.
-  Denotes management company soakaway.
-  Denotes temporary construction soakaway.
-  Denotes lined interception trench.
-  Denotes temporary lined interception trench.
-  Denotes permanent bund.
-  Denotes temporary bund.
-  Denotes raised kerb.
-  Denotes soakaway inspection chamber.
-  Denotes rodding eye jetting access.
-  Storm water overland flow route.



How does the drainage work?

Before being granted planning permission, we developed a detailed drainage plan, which has been reviewed many times by Cornwall Council. The drainage is designed to capture, hold and infiltrate surface water runoff into the ground and protect the local area from flooding.

Across the site, we have a number of soakaways, bunds and lined interception trenches. These are designed to work together and to capture surface water flows up to the size of a 1 in 100-year peak storm event. On top of this an allowance of 30% has been made to take into account the effects of climate change. Factors of safety have also been applied in the soakaway design for robustness.

In relation to foul drainage, South West Water has confirmed that there is sufficient capacity within their system to accommodate all of the new homes.

What is a soakaway?

The soakaway system is a network of open crates enclosed by a permeable membrane. The crates are buried below ground at a depth which has been tested and found to have a suitable infiltration rate, in locations that are free from groundwater ingress and compliant with the manufacturer's recommendations. Over 35 soakaways collect surface water discharges from a network of pipes laid throughout the development. The soakaways temporarily hold the surface water whilst it soaks into the ground through the permeable membrane.

What is a bund?

Bunds are engineered mounds of compacted earth and clay. Clay is used to ensure that the bunds have low water permeability and to create a stable barrier that will retain surface water and prevent runoff into the area behind.

Bunds will be used across the site; particularly around the edges to manage surface water runoff within the development should the soakaways become overwhelmed.

What are lined interception trenches?

Interception trenches capture excessive surface water runoff and direct it into the soakaways through the pipe network.

Will there be any water visible on the surface?

A surface water exceedance flow route has been incorporated into the development design. This has been designed to direct surface water exceedance flows to the soakaways specifically designed for this purpose. Bunds that surround this area act as a barrier to capture and temporarily hold the surface water before it flows into the soakaway system below.

How will this system be maintained?

Inspection chambers have been included in the drainage design and will be implemented across the site. These chambers allow access to the soakaway and interception trench system so that this can be inspected, and the pipework and crates cleaned, should they need to be.

What is going to happen to protect the area from flooding while construction is taking place?

The drainage infrastructure will be one of the first things implemented on site. However, there is a large temporary bund, soakaway and interception trench next to the site office. This is to capture and manage surface water runoff created by the temporary site office and associated area during the construction process.

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