

Statement on Flood Risk and Drainage

Drawings

The following drawings are attached to support this report:

Drawing No. 15047/00.01A	Site and Location Plans
Drawing No. 15047/02.01	Site Plan – as proposed

Flood Risk

The site is indicated on the attached Location Plan and is shown to lie in Flood Zone 1 on the Environment Agency's current Flood Map for Planning. It has therefore been assessed as being at low risk from both tidal and fluvial flooding. However, there is shown to be some long-term risk of surface water flooding here and it will be important to have regard for this in the building design and to ensure that adequate foul and surface water drainage systems are provided to protect the site and to ensure that the risk of flooding elsewhere is not increased.

Foul Water Drainage

There is a private foul water drainage system serving the existing dwelling at The Wolds to which a connection could be made but the proposals do not include for the provision of foul drainage facilities. The public foul water sewer in Fontwell Avenue is a 225mm diameter clayware pipe approximately 2.23m deep.

Surface Water Drainage

The site is currently mainly 'greenfield' comprising, part of the garden to The Wolds, although there is some informal gravel parking and some small outbuildings. There is no public surface water sewer or watercourse available and surface water from the new development will be taken to soakaways.

The local geology comprises Head Deposits of clays, silts, sands and gravels over London Clay of similar material. The Head Deposits were found at 300mm below ground level and comprised soft silty clays with medium to large gravel, becoming more gravelly and more compact with depth.

Percolation testing to BRE 365 principles was undertaken in early February 2018 to determine what form of SuDS solution could be used on the site for the new impermeable areas that will be formed. Percolation rates of 6.15×10^{-4} m/s and 6.58×10^{-4} m/s were found at 1.1m depth. No groundwater was encountered during the investigations or subsequent monitoring.

The proposed development comprises a single new building of area 77 sq.m with associated permeable access and 8 parking spaces. Groundwater monitoring is ongoing and further percolation testing will need to be carried out in due course but it has been shown that ground conditions are such that a suitable SuDS system can be designed for this development.

1775-R1
28 February 2018

Robert Clark Associates Ltd
Chartered Civil Engineers

Registered office: Willow Cottage, Herne Lane, Rustington, West Sussex BN16 3EE
Registered in England No. 3894620; VAT No. 750 3527 48



