

Flood Risk / Drainage Management Statement

For the proposed development at:

Land adjacent to Ryefield's Farmhouse

Oak Tree Lane

Woodgate

PO20 3GU



Environment Agency Flood Map for Planning



Reference to Environment Agency Flood Map for Planning indicates the site is located in flood zone 1 - an area with a low probability of flooding.

Environment Agency Surface Water Flood Map (projected)



The EA flood map for planning shows the threat of flooding to be very low.

The development lies within Flood Risk Zone 1. There is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The conclusion from this is that the site is not under threat of flooding from the sea or rivers, nor will the proposed development have any impact on flood risk elsewhere.

The flooding maps based upon surface water flooding do however show between 0.1% and 3.3% chance of flooding in this location as a result of surface water in the front part of this site (the area including Welcomes Road surface, the proposed parking area and the front of the apartment building. This information is based upon computer models to assess an area's long term flood risk from surface water. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding. Nevertheless, it is important that this development incorporates the appropriate attenuation.

The site is not in a flood warning area. The owners of the site have not recorded any anecdotal evidence of flooding in this location in the twenty five years.

The development will create additional surface water drainage needs:

- on-site surface water drainage design will meet the design standards required of Approved Document H of the Building Regulations, BS8582:2013 Code of Practice for Surface Water management for Development Sites and best practice guidance given in CIRIA C753 the SUDS Manual 2015.

In accordance with the Local plan policy W DM3, proposals for both major and minor development proposals must incorporate SUDS within private areas of the development in order to provide source control features to the overall SUDS design. These include:

- Green roofs
- Permeable driveways and parking
- Soakaways
- Water Harvesting and storage features including water butts

A detailed site investigation survey (including DG365 soakage tests to confirm the soil soakage rates) will be undertaken at the detail design stage to develop the adequate surface water drainage design. All connections will be made in accordance with the building regulation requirements and those of Thames Water.

Permeable block paving is considered appropriate for this particular development, in particular, to the parking area where the chance of surface water flooding is highest. Where paving slabs are used, the surfaces will be laid to fall and drained to adjacent soft landscaping areas.

A SUDS drainage design will therefore be carried out, components will be designed in accordance with CIRIA C753 The SuDS Manual 2015.

Private surface water drainage will be designed in accordance with BS EN 752:2008 'Drain & Sewer Systems Outside Buildings' and Building Regulations Part H.