

DRAINAGE AND FLOOD ASSESSMENT

Demolition of Existing Dwelling and Erection of 8 No. Three Bedroom Dwellings with New
Access and Car Parking

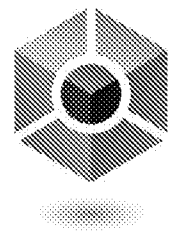
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INTRODUCTION

This report has been prepared to identify the basic flooding constraints and drainage requirements for the site and the proposed development. The conclusions will clarify the requirements of the Environment Agency for a Flood Risk Assessment in accordance with PPS25. In preparation of this report, flood maps have been provided which have been obtained from the Environment Agency website.

EXISTING SITE

The existing site is located along Bucksham Avenue and contains an existing residential dwelling with associated garden and vehicular access (see Appendix A). The site consists of garden land to the existing house with front access from Bucksham Avenue.

PROPOSALS

The proposals under the Planning Application involve the demolition of existing dwelling and erection of 8 new dwellings, vehicular and pedestrian access, parking and landscaping.

FLOODING

The existing site is located within Flood Zone 1 as identified on the flood maps obtained from the Environment Agency (see Appendix B). Flood Zone 1 has a low probability of flooding as this comprises of land assessed as having less than 1 in 1000 annual probability of river or sea flooding in a year (less than 0.1%).

In accordance with the criteria the proposals are considered in relation to PPS25 as providing new developments to areas that have the lowest probability of flooding (Zone 1). On the basis of the location of the site sequential tests have been passed.

With any development within Flood Zone 1, consideration should also be given to other sources of flooding and appropriate mitigation method

OTHER SOURCES OF FLOODING

There will be no risk of flooding from all sources including the following.

Streams and Rivers – Flooding that can take place from flows that are not contained within the channel due to high levels of rainfall in the catchment.

Coastal and Estuarine – Flooding that can occur from the sea due to particularly high tide or surge or a combination of both.

Groundwater – Where the water table rises to such a height where flooding occurs. Most common on low lying areas underlain by permeable rock (aquifers), usually due to extensive periods of wet weather.

Sewers and Highway Drains – Combined, foul or surface water sewers and highway drains that are temporarily over loaded due to excessive rainfall or due to blockage.

Surface Water – The net rainfall falling on a surface (on or off the site) which acts as run off which has not infiltrated into the ground or entered into a drainage system.

Infrastructure Failure – Canals, reservoirs, industrial processes, burst water mains, blocked sewers or failed pumping stations.

DRAINAGE

The proposals will incorporate drainage systems that are suitable for the area and the availability of existing systems. Foul drainage will discharge into the existing mains system subject to Southern Waters approval and capacity check.

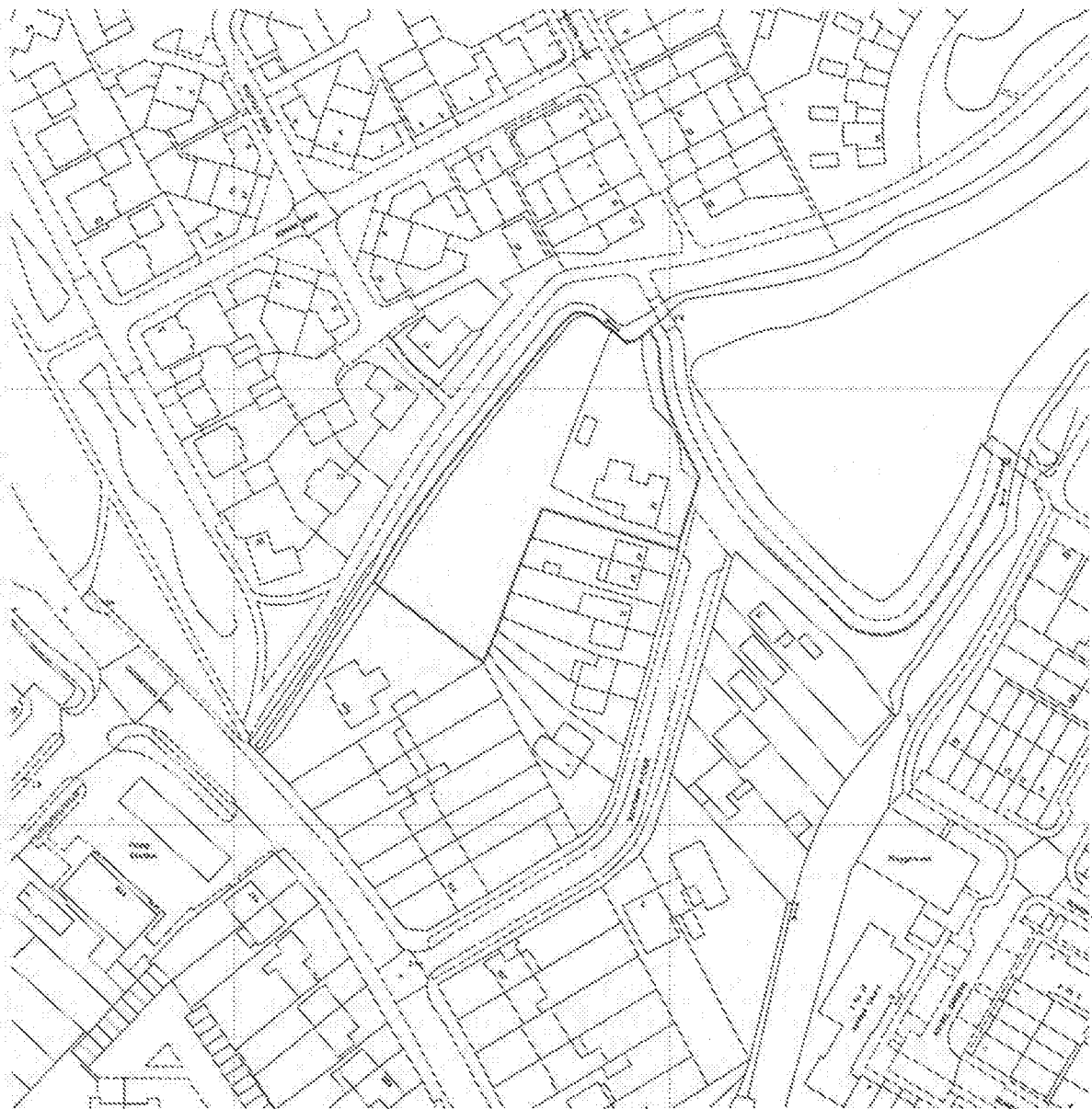
All surface water drainage will consider the use of Sustainable Drainage Principles (SuDS). This will consist of drainage into soakaways and permeable hard surfaces within the site along with the use of surrounding ditches. The proposal will not affect the surrounding drainage systems or water courses.

On this basis the proposals will not create any additional drainage problems as this will be in accordance with Building Regulations Part H and SuDS manual produced by CIRIA. Any Infiltration Design System will be subject to percolation tests to be undertaken on site.

CONCLUSION

The site proposed for residential development is not at risk from flooding as it is contained within Flood Zone 1. Sustainable drainage methods would ensure that there would be no flooding beyond the site. There will be no risk of flooding from all sources.

APPENDIX A (SITE PLAN)



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SITE LOCATION PLAN (1:1250)

APPENDIX B (FLOOD PLAN)



Enter a postcode or place name:

Other topics for this area...

Risk of Flooding from Rivers and Sea

View other Environment Agency

Risk of Flooding from Rivers and Sea

River flooding happens when a river cannot cope with the amount of water draining into it from the surrounding land. Sea flooding happens when there are high tides and stormy conditions.

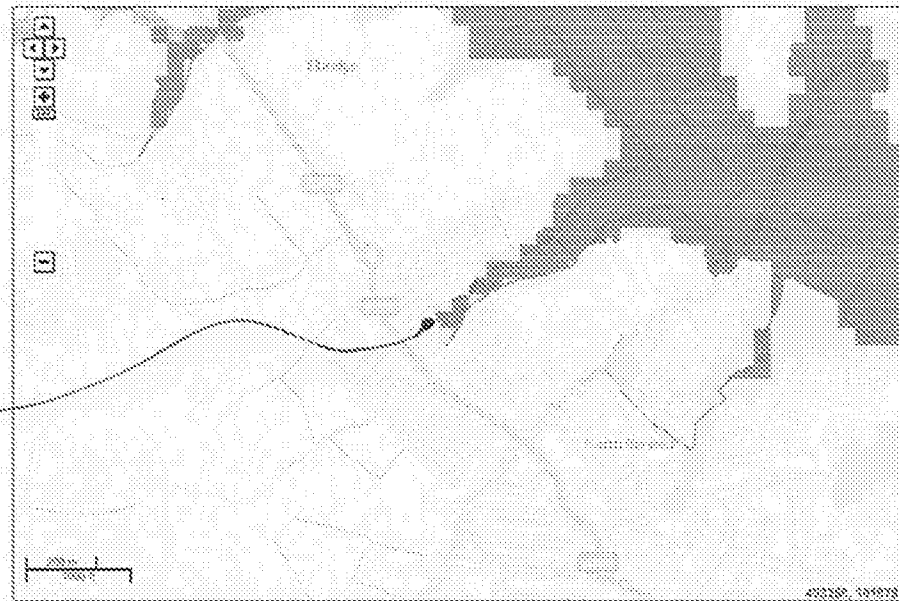
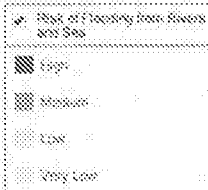
The loading on the map shows the risk of flooding from rivers and the sea in this particular area.

Click on the map for a more detailed explanation.

Map of X: 481,981; Y: 101,325 at scale 1:10,000

Data search

Map legend



Customers in Visited - From 1 April 2013 Natural Resources Wales (NRW) will take over the responsibilities of the Environment Agency in Wales.
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