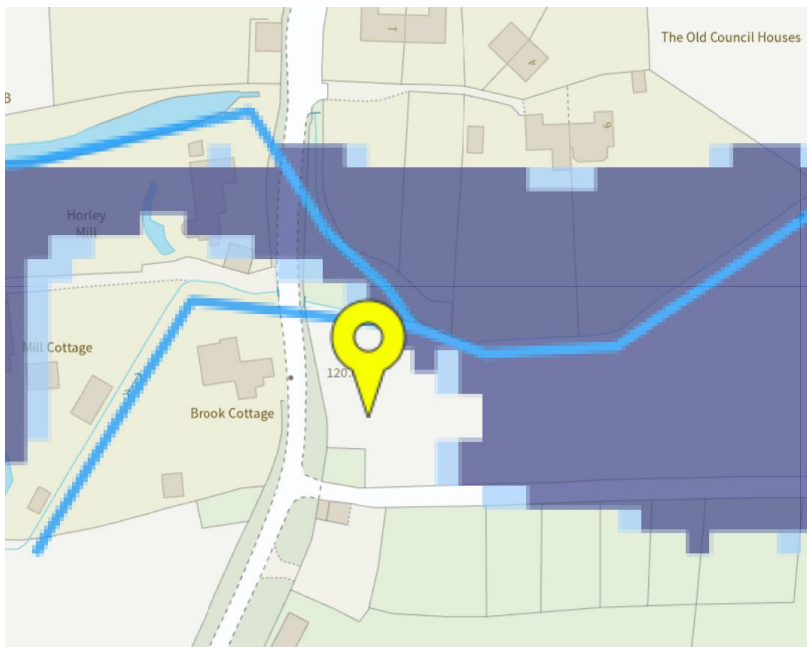


Land south of the Old Council Houses opposite Brook Cottage, Wroxton Lane, Horley**1. Site description**

The site is agricultural land on the edge of the village in a semi-rural setting. The field has an existing vehicular access on to the highway (Wroxton Lane) which can be found immediately adjacent to the west of the site, heading north into the village. Open countryside extends to the east. To the north and west of the site are well established residential properties. The Old Forge caravan site is to the south, leading to the Thames Water sewage treatment works beyond. To the north of the site are two watercourses, a brook and former mill race, and these streams flow under the highway and converge (forming a small peninsular of land) before joining Sor Brook some distance away to the East of the site.

2. Flood risk

Refer to the separate Environment Agency Flood map submitted with this application, an extract from which has been reproduced below:



The map indicates that the site falls within Flood Zone 1, an area with a low probability of flooding. However, to the north and east of the site there is an area that is shown in Flood Zone 2/3 surrounding the existing watercourses.

3. The proposal

The Parish Council is seeking approval for a parking area for 8 vehicles on land immediately adjacent to the highway. A footpath would be formed connecting the car park to the village (specifically the Old Council Houses to the north of the site). This would require a small timber footbridge over the existing watercourse and some minor works to the existing verge along the highway.

4. Impact of the proposals on flood risk and proposed mitigation strategy

The parking area would be located within Flood Zone 1 and therefore is not considered at risk of flooding. However, it is proposed that the parking and turning space is formed with a permeable finish with an additional drainage channel across the upgraded vehicular access connected to a SUDs attenuation soakaway system. This will ensure that rainwater from the site is contained and does not discharge onto the highway or increase the risk of flooding to adjacent land.

Some minor works will be required to form the footpath along the Wroxton Lane to the north of the parking area, part of which is within Flood Zone 2/3. This should not have any appreciable impact on the current highway drainage system, with several road gullies present along Wroxton Lane. Therefore, no additional mitigation is considered necessary.