

### 3.3.8 Flood Risk and Drainage

#### RIVER FLOOD RISK

According to the Environment Agency's Flood Map for Planning and further detailed modelling for climate change including the flood risk scenario associated with it, the site is located wholly in Flood Zone 1, that is, land at the lowest risk of river flooding.

#### SURFACE WATER AND DRAINAGE

The Environment Agency Risk of Flooding from Surface Water map indicates that the majority of the site is at very low risk from surface water flooding, with some area at low, medium and high risk associated with the overland flows which cross the site in times of heavy rainfall.

Rather than provide formal underground sewers to accommodate these rain water flows, there is an opportunity to accommodate them within the development in the form of natural features, providing green / blue corridors within the development area that add biodiversity, and follow the principles of nature-led design in accordance with ['Building for Nature'](#).

Existing flow routes can be maintained and improved where feasible, and a sustainable drainage system can be

implemented on site delivering benefits to new residents and creating new habitats.

The surface water drainage strategy will mimic the existing situation, discharging run-off into the network of watercourses through the site at rates restricted to the greenfield (pre-development) run-off rates for each drainage catchment.

Sustainable Drainage Systems (SuDS) such as ponds, attenuation basins, swales and bio-retention areas will be incorporated throughout the development and will be designed with varying shapes, sizes, depth and permanence, in order to maximise ecological and amenity benefits.

The surface water drainage strategy will be designed to allow for the future effects of climate change.

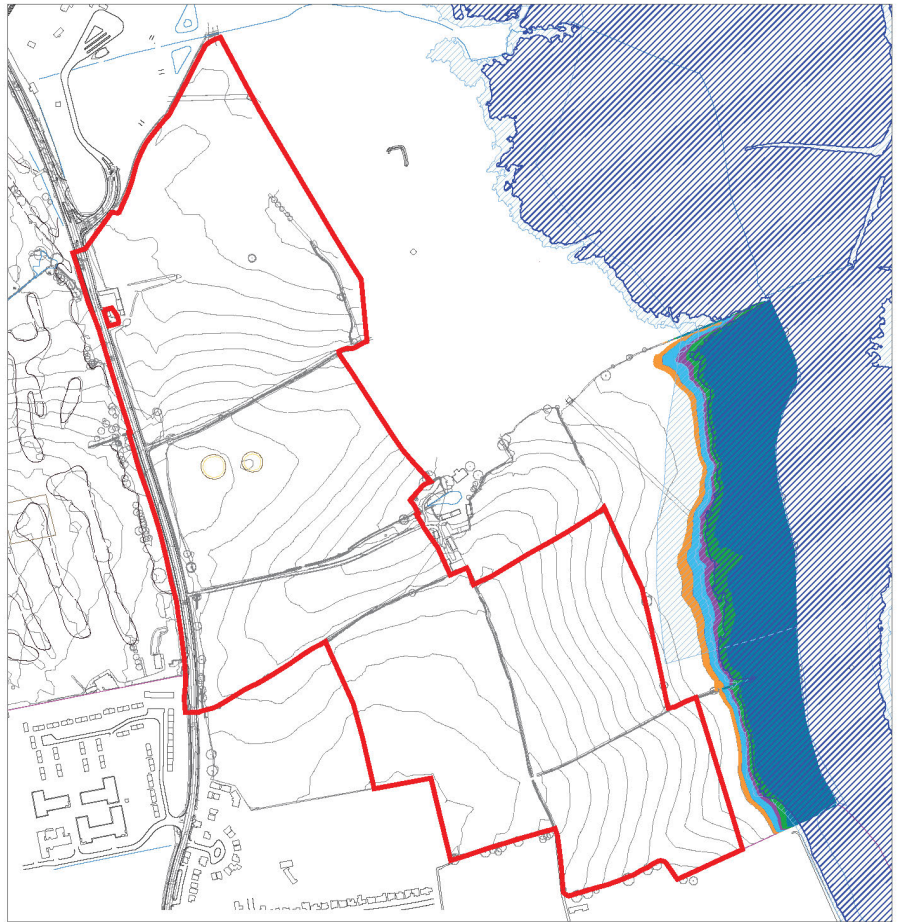
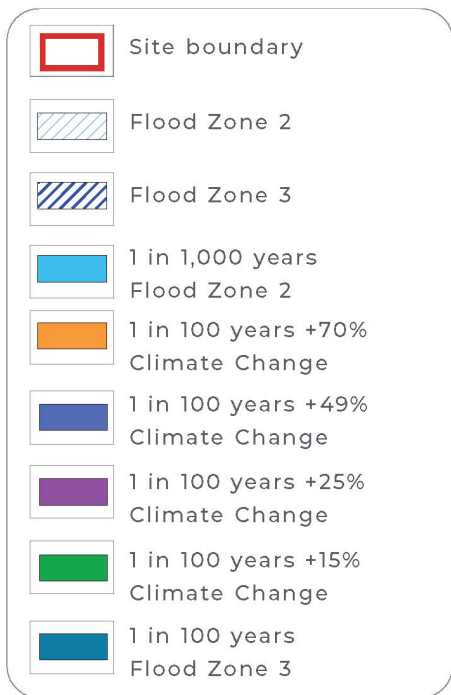


Figure 13 Fluvial flood risk

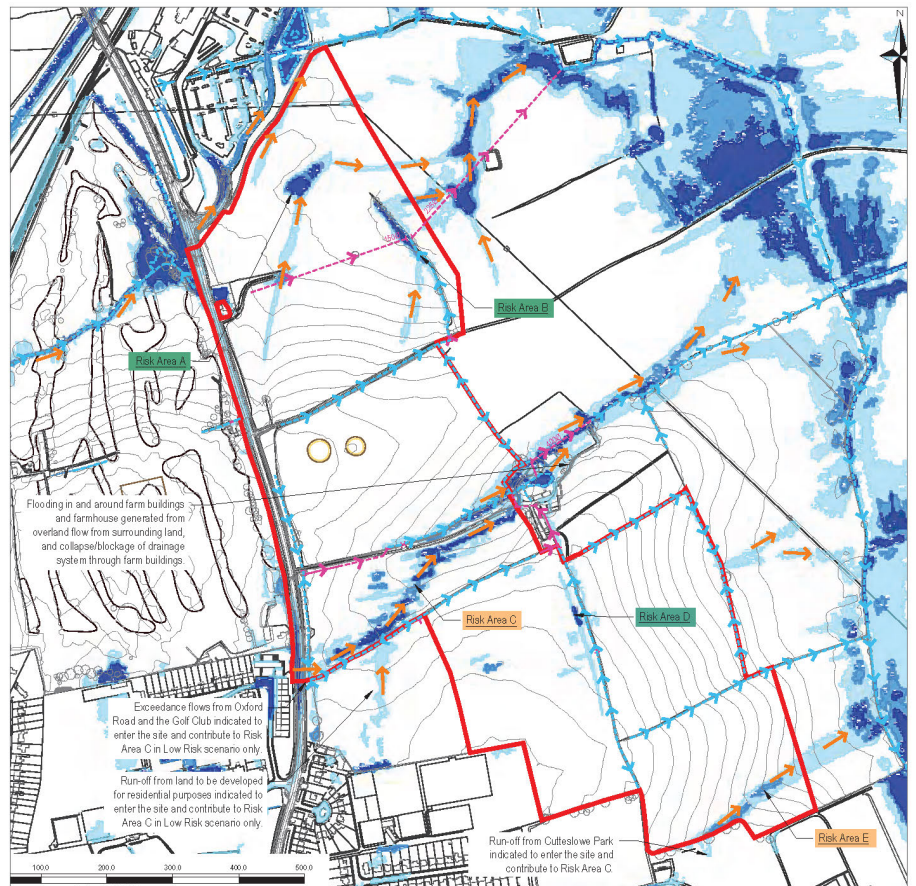
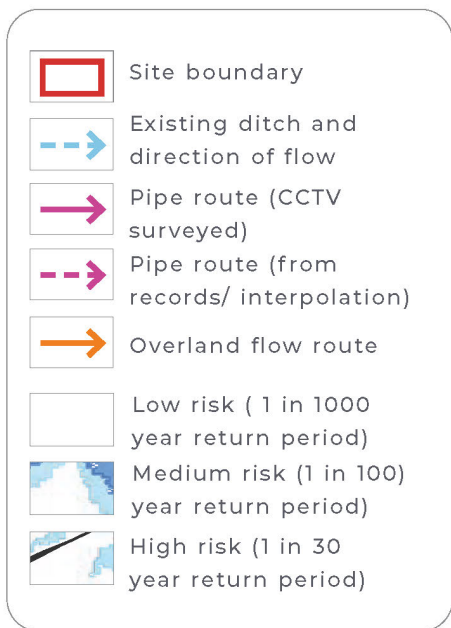


Figure 14 Surface water flood risk