

FLOODING & LAND DRAINAGE

The proposed site lies within Flood Zone 1, which is land outside the floodplain as shown on the Environment Agency's Flood Zone Maps. However, whilst the site is outside the floodplain, development in this category (i.e. over 1 ha) can generate significant volumes of surface water. The impact and risks posed by this will vary according to the characteristics of the development.

The Agency will require a Flood Risk Assessment (FRA) to be carried due to the scale and nature of this development. **Please contact Mike Robinson on 01491 828483 to discuss this in more detail.**

The Agency favours sustainable drainage alternatives to traditional piped systems, surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). This approach involves using a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands to reduce flood risk by attenuating the rate and quantity of surface water run-off from a site. This approach can also offer other benefits in terms of promoting groundwater recharge, water quality improvement and amenity enhancements. Approved Document Part H of the Building Regulations 2000 sets out a hierarchy for surface water disposal which encourages a SUDs approach.

Further information on SUDS can be found in PPG25 paragraphs 40-42, PPG25 appendix E, in the CIRIA C522 document Sustainable Urban Drainage Systems-design manual for England and Wales and the Interim Code of Practice for Sustainable Drainage Systems. The Interim Code of Practice provides advice on design, adoption and maintenance issues and a full overview of other technical guidance on SUDS. The Interim Code of Practice is available on both the Environment Agency's web site at: www.environment-agency.gov.uk and CIRIA's web site at www.ciria.org.uk

GROUNDWATER & CONTAMINATED LAND

Groundwater & Contaminated Land: contact Tom Wickens on 01491 828627

We note that there are a number of springs on the site and it should be ensured that any development does not impeded their flow.

There maybe possible clay ground conditions over large parts of the site and we recommend that should soakaways for the drainage of surface water be proposed soakage tests should be undertaken to determine their suitability, the results of which should be submitted to the Agency.