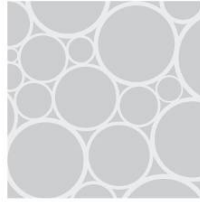




ENVIRONMENTAL



FLOOD RISK



DRAINAGE



ECOLOGY

Monks Lane, Newbury

Private Land Owner



and overland flow given its location on slightly higher ground than the surrounding ground levels. However, given that the former site was predominantly greenfield land the management of surface water required careful consideration to ensure that the amount of runoff following construction of the property was not increased and in fact that post construction, the runoff from the site was actually reduced.

It was proposed that the amount of runoff from the site be limited to the pre-development, 1 in 2 year runoff rate less 20% and that the additional runoff as a result of the increase in impermeable area at the site and the reduction in the runoff rate be stored in a combination of gravel fill beneath permeable paving within the driveway and parking areas and within a gravel filled filter trench within the garden area. The use of Sustainable Drainage Systems (SuDS) on site in conjunction with a suitable maintenance regime not only provided evidence to support the mandatory requirements of Category 4 of the Code for Sustainable Homes but the site was also able to achieve 2 additional credits.

Project Aims

Clear was employed by the land owner and owner of the adjacent property to undertake a flood risk assessment and assessment of the surface water runoff to provide evidence for Category 4 – Surface Water Runoff – of the Code for Sustainable Homes for the proposed construction of a new residential dwelling.

Project Summary

For planning applications received by the LPA on or after 1st May 2008 a mandatory minimum performance standard has been set for four issues included in the code, one of them being the management of surface water from new developments and this requirement must be met whatever Code Level rating is sought.

The site was able to achieve 2 credits for the Flood Risk aspect of Category 4 for its location within Flood Zone 1 (outside of both the 1 in 100 year and 1 in 1000 year floodplain extents) and its minimal risk from flooding from other sources such as sewer flooding

