

12 DRAINAGE CONSIDERATIONS

Flood Risk

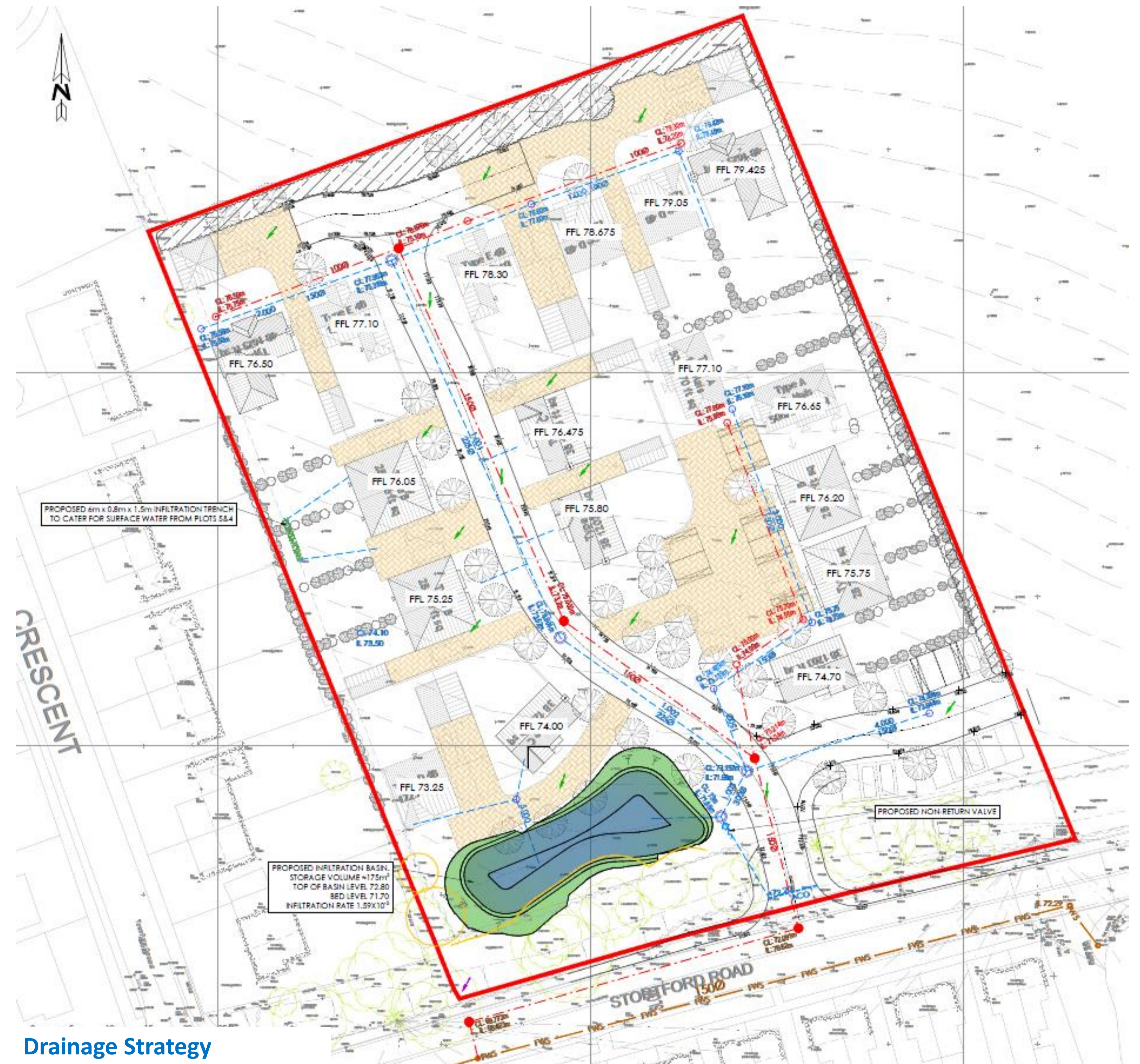
- The site is located within an Environment Agency (EA) Flood Zone 1 (low probability of fluvial flooding). The EA flood maps indicate that there is a low risk of surface water flooding within a small area on the south western boundary.
- A Flood Risk Assessment has been carried out and concluded that the proposed development is suitable and at low risk of flooding from all sources and will not impact on flood risk elsewhere.

Drainage

- The drainage proposals for the site comprise an infiltration based strategy which utilises Sustainable Drainage Systems (SuDS). The proposed SuDS include permeable paving and an infiltration basin located within public open space to the south. This is in accordance with the HCC Lead Local Flood Authority requirements.
- Foul flows being generated by the development will discharge by gravity to the existing public foul water sewer located within Stortford Road. Thames Water Utilities, as the Local Water Authority, have confirmed that there is sufficient capacity within their network to accommodate the foul flows generated by the development proposals.

Geotechnical Investigations

- Infiltration tests were undertaken within three separate trial pits across the development site. The results identified 'Good' infiltration rates which were considered acceptable for the use of infiltration drainage for the disposal of surface water runoff generated by the development.



Drainage Strategy