



**The Clockhouse & 81C London Road,
Waterlooville**

**Flood Risk Assessment & Planning
Statement for Drainage and Services**

1.0 Introduction

- 1.1 This planning statement offers a general overview to the feasibility of providing services and drainage to the above site in Waterloooville.

2.0 Foul Water Drainage

- 2.1 The foul drainage from the site will be discharged to the public sewerage system in London Road using the existing on site foul sewer connections.
- 2.2 Minor modifications to the existing foul drainage system will include access manholes and pipe runs located and sized in accordance with the current edition of 'Sewers for Adoption'.

3.0 Storm Water Drainage

- 3.1 The Code of Practice for Sustainable Drainage Systems provides a flexible approach to drainage systems with a wide range of components and includes a hierarchy of techniques. These are:-
1. Prevention - The use of good site design and housekeeping measures on site to prevent run-off and pollution.
 2. Source Control - Control of run off at or very near to its source.
 3. Site Control - Management of water from several sub catchment areas.
 4. Regional Control - Management of run off from several sites, typically in a detention pond or wetland.
- 3.2 With the above in mind surface water disposal will respect the hierarchy of techniques outlined above.
- 3.3 Prevention will be at the forefront of the development of the site with the site set out to maximise the areas of soft landscaping.
- 3.4 Source control is to be introduced in the following ways:-

The Environment Agency / Planning Authority require surface water run off after development to be no greater than the surface water runoff prior to development.

The attached PLC Architects drawings, included within Appendix C, indicate that the development is to comprise the addition of an extra floor to the existing building footprint with the replacement of the existing building known as 81C London Road. The impermeable area of roofs and hardstandings prior to development will not be increased as a result of the proposed development.

Surface water will therefore be discharged to the existing surface water drainage system in a similar manner to that which exists.

- 3.5 Rainfall within soft landscaped areas, which are minimal, will be allowed to permeate through the ground in order to mimic as closely as possible the natural drainage from the site before development.

4.0 Water

- 4.1 An existing water main runs in London Road and will be used for domestic and fire water supply for the development using existing connections.

5.0 British Telecom

- 5.1 A BT network exists near the site and can supply the development with the required communications and telephone.

6.0 Gas

- 6.1 The existing gas connection from a gas main running down London Road will be enhanced to supply gas to the proposed development.

7.0 Electricity

- 7.1 The existing electricity supply to the existing building will be enhanced to provide electricity to the proposed development.

8.0 Communications / CATV

- 8.1 The existing BT / CATV connections will be enhanced to serve the new development.

9.0 Summary

- 9.1 The site can be serviced for all gas, electrical, water, BT and communication utilities both with enhanced connection to existing services.
- 9.2 Foul drainage from the site can be connected to the existing public foul sewerage system within London Road.
- 9.4 The site will not increase the risk of flooding, reference the flood risk assessment included within Appendix A, as the area of roofs and impermeable hardstanding will not be increased as a result of the development.

Appendix A

Flood Risk Assessment

The Clockhouse & 81C London Road, Waterloooville

Flood Risk Assessment dated August 2016

1.0 Introduction

- 1.1 Planning consent is to be sought for a proposed mixed use development including part conversion and extension to the existing building to form 30 no. residential units following demolition of the existing buildings at 81C London Road.
- 1.2 PLC Architects drawing 14.2043.104, included within Appendix C, shows that the site is generally flat. Levels shown on the extract from the Ordnance Survey map indicates that London Road falls from 50.0m AOD on Hambledon Road to 48.8m AOD to the North East on London Road giving an overall fall of 1.2m.
- 1.3 The Technical Guidance to the National Planning Policy Framework was published to ensure that flood risk is taken into account at all stages in the planning process to avoid inappropriate development in areas at risk of flooding with the requirement for a flood risk assessment which appraises, manages and reduces the risk of flooding.
- 1.4 This site specific flood risk assessment is required to meet the minimum requirements set out in the Technical Guidance to the National Planning Policy Framework

2.0 Flood Risk Assessment

Tidal Flood Risk

- 2.1 The site is located inland 1.7 kilometres from Langstone Harbour and thus is not susceptible to Tidal Flood Risk.

Fluvial Flood Risk

- 2.2 The Environment Agency has been consulted to determine whether the site is at risk of flooding. The Floodplain Map attached, centred on The Clockhouse & 81C London Road, Waterloooville shows that the site is outside the designated Flood Zone 3 (High Probability - flooding from a river with a 1 in 100 or greater chance of happening each year) or Flood Zone 2 (Medium Probability - flooding from rivers with up to a 1 in 1000 chance of occurring each year). The development site can therefore be designated as being within Flood Zone 1 assessed to have a less than 1 in 10000 annual probability of river or sea flooding in any year.
- 2.3 The closest source of fluvial flooding is a tributary of the Hermitage Stream located 0.6 km to the east of the site. The EA flood map shows that the site is not susceptible to fluvial flooding.
- 2.4 Land within Flood Zone 1 is appropriate for all uses.

Groundwater Flood Risk

- 2.5 The OS map shows that the site is set at a level of 50.0m AOD and thus will not be at risk of flooding from groundwater.

Other Sources of Flood Risk

- 2.6 The site is generally flat. A topographical survey is to be commissioned which will more accurately assess the level differences across the site.
- 2.7 The new buildings will be set with finished ground floor levels a minimum of 150mm above proposed ground level. Proposed external levels will be set following the natural contours of the site falling away from the properties to ensure that flows through the site are redirected away from properties in the unlikely event of flooding taking place from other sources such as foul sewers as well as surface water sheet run off or infrastructure failure.

3.0 Surface Water Management

- 3.1 The Code of Practice for Sustainable Drainage Systems provides a flexible approach to drainage systems with a wide range of components and includes a hierarchy of techniques. These are:-
- 5. Prevention - The use of good site design and housekeeping measures on site to prevent run-off and pollution.
 - 6. Source Control - Control of run off at or very near to its source.
 - 7. Site Control - Management of water from several sub catchment areas.
 - 8. Regional Control - Management of run off from several sites, typically in a detention pond or wetland.
- 3.2 With the above in mind surface water disposal will respect the hierarchy of techniques outlined above.
- 3.3 Prevention will be at the forefront of the development of the site with the site set out to maximise the areas of soft landscaping.
- 3.4 Source control is to be introduced in the following ways:-

The Environment Agency / Planning Authority require surface water run off after development to be no greater than the surface water runoff prior to development.

The attached PLC Architects drawings, included within Appendix C, indicate that the development is to comprise the addition of an extra floor to the existing building footprint with the replacement of the existing building known as 81C London Road. The impermeable area of roofs and hardstanding prior to development will not therefore be increased as a result of the proposed development.

Surface water will therefore be discharged to the existing surface water drainage system in a similar manner to that which exists using existing connections.

- 3.5 Rainfall within soft landscaped areas which are minimal will be allowed to permeate through the ground in order to mimic as closely as possible the natural drainage from the site before development.

4.0 Conclusions

- 4.1 The flood risk assessment indicates that the proposed development is not vulnerable to flooding from tidal, fluvial, ground water or other sources of flooding and is thus appropriate.
- 4.2 In the unlikely event of flooding taking place an alternative over land flood route will be formed through the site to direct any flooding through the site and away from properties.
- 4.3 Sustainable surface water management techniques, as outlined above, will be adopted to ensure that surface water run off rates will not exceed the existing rainfall run off rates by ensuring that the area of impermeable roofs and hardstanding areas are not increased above that pertaining prior to development.

Appendix B

EA Floodplain Map

Click on the map to see what Flood Zone (National Planning Policy Guidance definitions) the proposed development is in.

☒ Flood Map for Planning (Rivers and Sea) 

 Flood Zone 3

 Flood Zone 2

 Flood defences (Not all may be shown*)

 Areas benefiting from flood defences (Not all may be shown*)

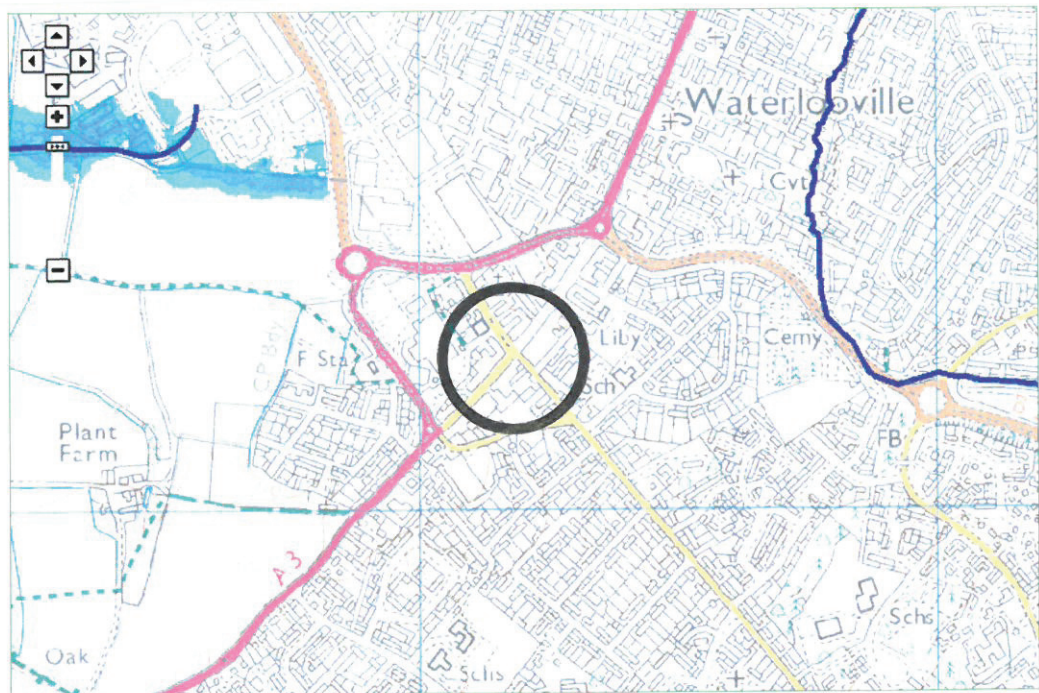
☒ Main River Line 

 Main River Line

☒ Other national environmental organisations 

 Natural Resources Wales Area of responsibility

 Scottish Environment Protection Agency Area of responsibility

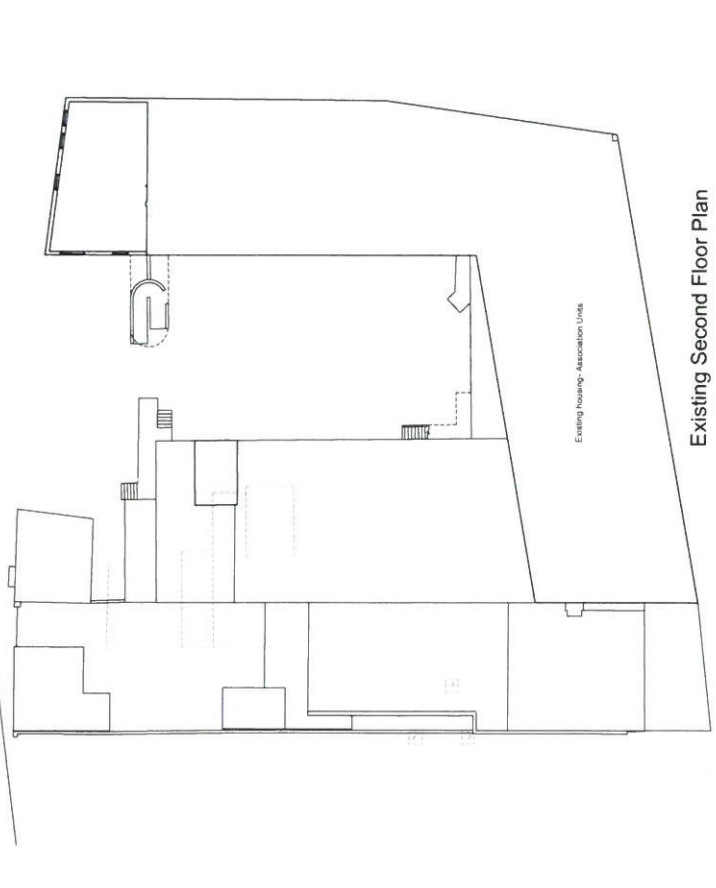
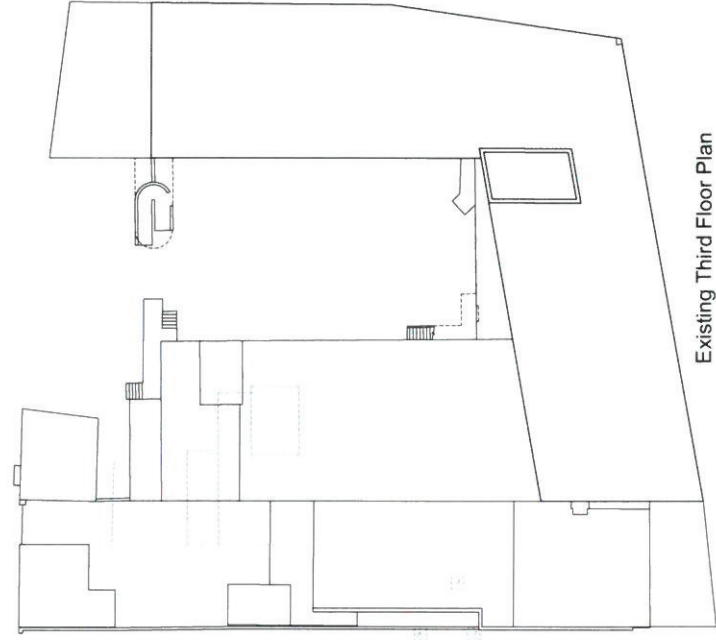


Appendix C

PLC Architects Drawings

NOTES

GENERAL NOTES
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
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 Project: Wokingham Borough Council
 Location: Wokingham, Berkshire

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