

FLOOD AND DRAINAGE STATEMENT

PROPOSED REPLACEMENT DWELLING 72 THE DROVE, BARROWAY DROVE PE38 0AJ

FLOOD RISK:

The site is within flood risk zone 3 and, therefore, a full Flood Risk Assessment is included with this application. A flood risk proforma is attached.

SURFACE WATER DRAINAGE:

The driveway and parking areas will be surfaced with porous material and surface water will be prevented from flowing onto the highway owing to site levels.

Surface water from the impermeable roof areas of the dwelling will be taken to a crate soakaway designed to BRE Digest 365.

Considering the run off area from the dwelling and following BS EN 752-4:1998 Clause NG2.4, the volume of soakaway required = $85\text{m}^2 \times 20\text{mm} = 1.70\text{m}^3$.

This will be provided by using 10 Polystorm cells, 2 cells high x 5 cells = 1.90m^3 volume. The soakaway will be constructed in accordance with Polypipe specification.

These crate soakaway units have a long design life and future maintenance should not be necessary. However, if maintenance is required, it will be the responsibility of the homeowner.

FOUL DRAINAGE:

Foul drainage will be to the main public sewer located in The Drove.

APPENDIX C1: Proforma for Sequential and Exception Tests
(required for all sites, regardless of level of flood risk)

1	Site name and reference	72 The Drove, Barroway Drove PE38 0AJ		
	Date of completion	18/11/2021		
	Completed by	Mike Hastings		
2	The site is affected by (Please tick all that apply)			
	Flood Zone 3a		Residual risk (Max Depth)	
	Flood Zone 3b	X	The Coastline (within 100m)	
	Flood Zone 2		Climate Change (Fluvial)	
	Fluvial/ tidal/ sea flooding/ other		Climate Change (Tidal)	
	Surface Water Flooding		Climate Change (Surface Water)	
	A watercourse passing through/ next to site (within 20m)		Other matters e.g. dry islands, reservoir flood risk, groundwater risk	
3	Development type	replacement dwelling		
4	Vulnerability to flooding (see Table 1-2)	more vulnerable		
5	<p>Sequential Test Declaration:</p> <p>If the site is at flood risk you must demonstrate how you have considered suitable and reasonable available alternative locations at lower flood risk.</p> <p>You must also demonstrate why these alternatives are not suitable given wider planning considerations.</p> <p>Ownership or land owner agreement in itself is not acceptable as a reason not to consider alternatives.</p> <p style="text-align: center;">see FRA</p> <p style="text-align: right;">(Continue on a separate sheet if required)</p>			
6	<p>Flood risk assessment/surface water drainage strategy: Please attach this to this proforma*</p> <p>Please confirm that the design of site will meet the flood risk design standard guidance and that the surface water drainage strategy conforms to the requirements of Norfolk County Council as LLFA</p> <p>YES/NO</p> <p>If not, please provide a further explanation</p>			

7	<p>Where the Exception Test Applies</p> <p>Please provide evidence that the development is needed for wider sustainability reasons and where possible helps to reduce risk to the wider community.</p> <p style="text-align: center;">see FRA</p> <p style="text-align: right;">(Continue on a separate sheet if required)</p>
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* Flood Risk Assessments are required for sites over 1 hectare and all sites in Flood Zones 2 and 3. Surface Water Drainage Strategies are required for all major developments.

Where sites in Flood Zone 1 are at risk from other sources of flooding, a Flood Risk Assessment will also be required. The SFRA can be used to help identify the sources of flooding that may affect a development site to scope the need for and content of a Flood Risk Assessment.