

Meredith Baker
Basingstoke and Deane Borough Council
Civic Offices, London Road
Basingstoke, RG21 4AH

11 August 2023
Our Ref: 369/DB/FRA/C_003

Dear Sir/Madam,

RE: FLOOD RISK ASSESSMENT - LAND ADJACENT TO COTTAGE FARM, PAMBER GREEN, RG26 3AG

1.1 Background

1.1.1 RGP has been commissioned by Pamela Watts (the Client) to provide an updated Flood Risk Statement for the proposed new single dwelling development located off New Road, Pamber Green, Tadley, RG26 3AG. The site is located adjacent to Cottage Farm, as detailed in Figure 1 below;

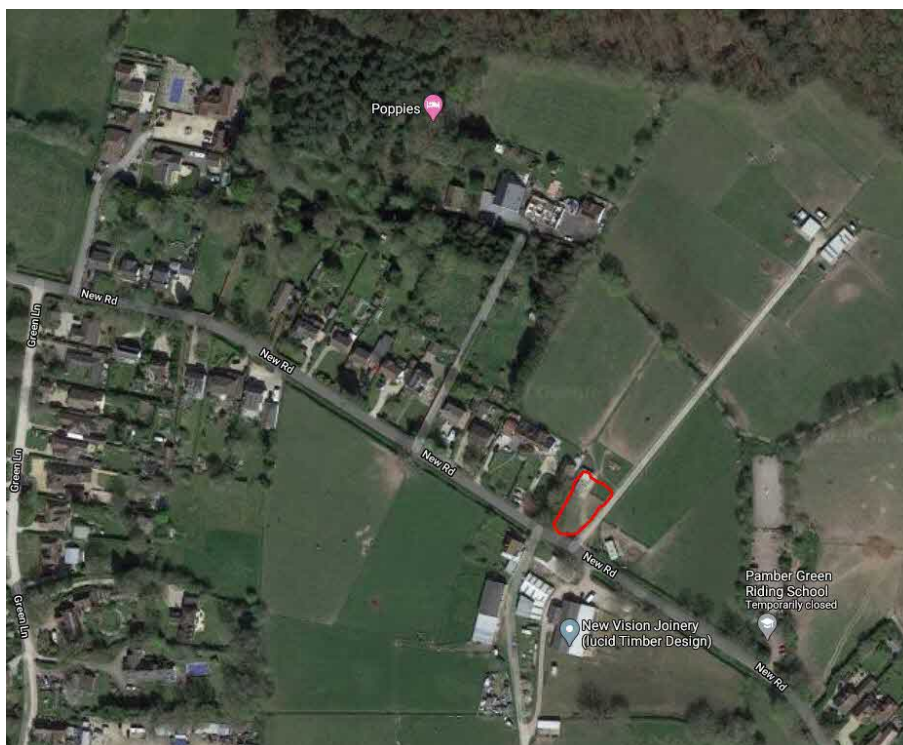
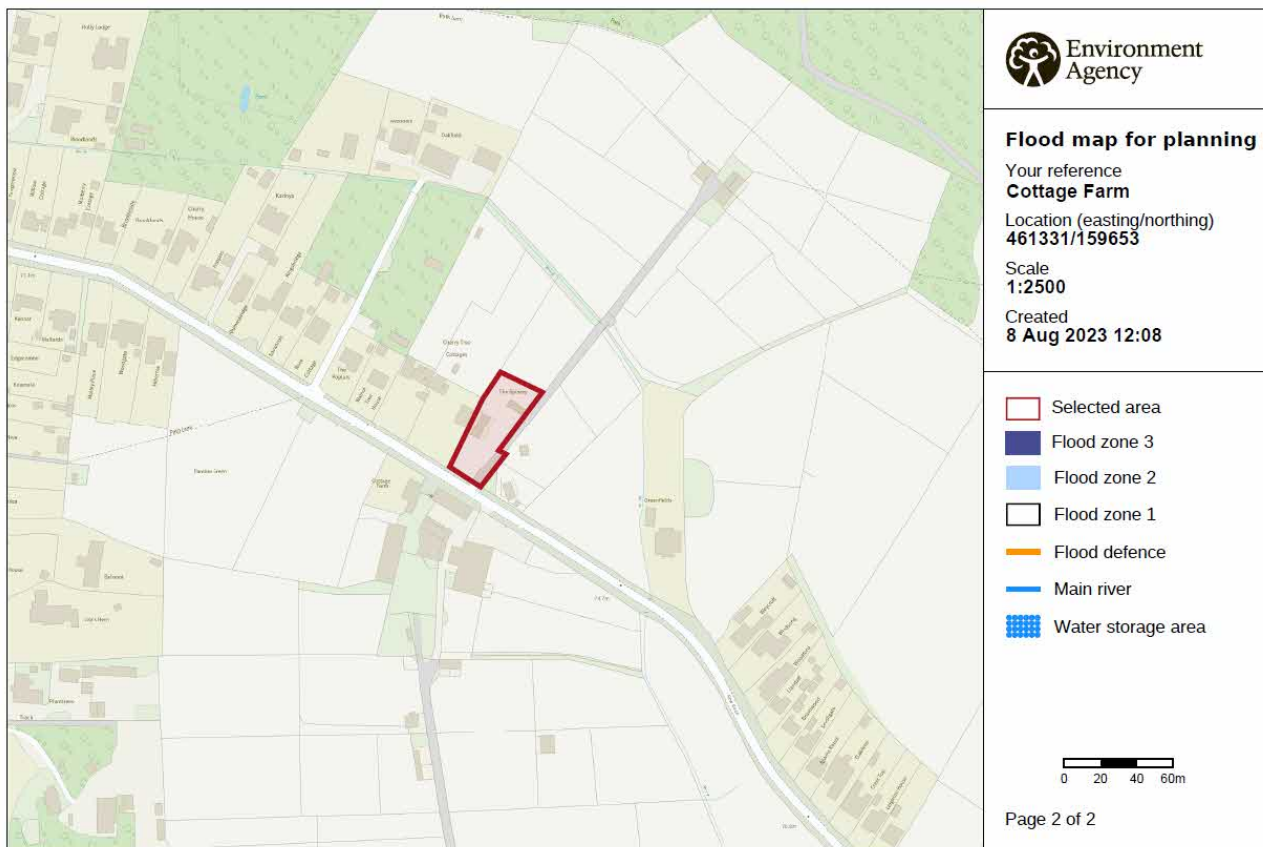


Figure 1 Site Location Plan

- 1.1.2 The site is situated within the administrative boundary of Basingstoke and Deane Borough Council.
- 1.1.3 This Flood Risk statement has been prepared to support the proposed development and sets out matters including risk of flooding in accordance with The National Planning Policy Framework, alongside the Basingstoke and Dean Strategic Flood Risk Assessment 2021.
- 1.1.4 The site is located in Flood Zone 1 and the site area is less than 1ha.
- 1.1.5 You only require an FRA in Flood Zone 1 when one or more of these points apply:
- The development has a site area of 1 ha or more;
 - It's in an area with critical drainage problems;
 - The local planning authority's SFRA shows it'll be at increased flood risk in future;
 - The site is at risk from other sources of flooding and its development would increase its vulnerability classification.

- 1.1.6 The Basingstoke and Dean Strategic Flood Risk Assessment 2021 has been consulted to review the flood risk.
- 1.1.7 This technical note reviews the different sources of flooding and assesses the impact on the proposals.
- 1.1.8 We have reviewed the Flood map for planning which shows that the site is located within Flood Zone 1. Locations which are determined to be in Flood Zone 1 have a *low* probability of flooding –less than 0.1% annual probability of river or sea flooding. Areas in Flood Zone 1 can also be described as: Land having a less than 1 in 1,000 annual probability of river or sea flooding. See Figure 2 below for the ‘Flood map for planning’.



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Figure 2 Site location in relation to the Flood map for planning

1.1.9 The Flood map for planning shows that the site is at a very low risk from of flooding from surface water. Figure 3 illustrates this.

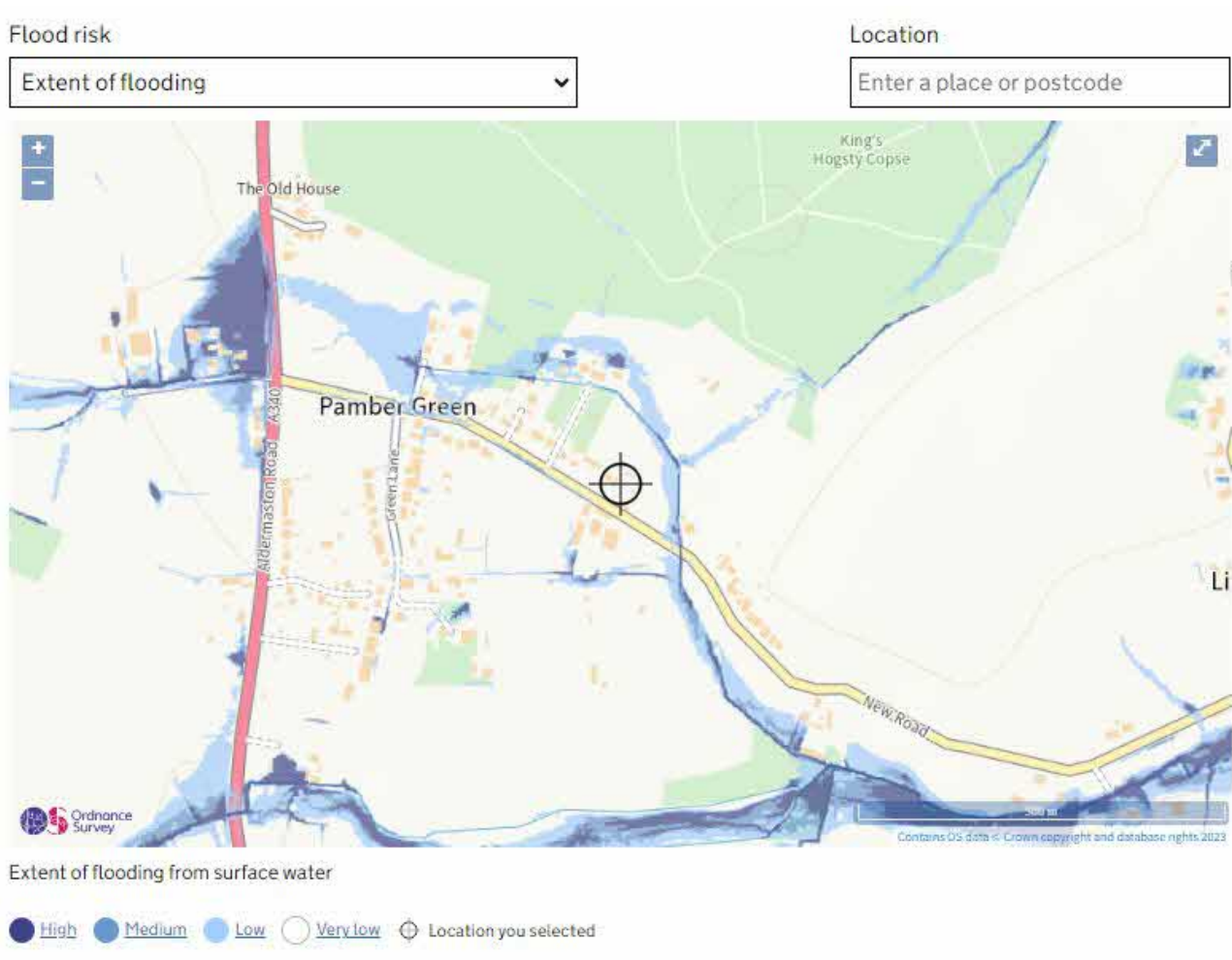


Figure 3 Site Location in relation to surface water flooding

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- 1.1.10 From the flood map for planning, flooding from groundwater is stated as unlikely. No further assessment has been undertaken as a result of this.
 - 1.1.11 Flooding from reservoirs is a risk but extremely unlikely and will only occur in the event of a dam or reservoir failure. The site is not at risk from reservoir flooding.
 - 1.1.12 We do not believe that the proposed development, will have any impact on the surface water or potential reservoir flooding.
 - 1.1.13 There is limited potential for groundwater flooding to occur at this site, as per Figure 8 Susceptibility to Groundwater Flooding, from the Basingstoke and Deane Level 1 SFRA.
 - 1.1.14 The site is not within a flood alert area.
 - 1.1.15 The development site is not suitable for infiltration SUDs, which is supported by the geology being London Clay.
 - 1.1.16 There are no proposed changes to the drainage of the development site, the driveway will be permeable, with any excess water directed over the edge into the grassed landscaping. The roof drainage will be discharged to ground.
 - 1.1.17 The overland flow paths will fall to the north where it will be collected by the ordinary watercourse approximately 70m away.
 - 1.1.18 The internal and external sewer flooding risk has been reviewed and it is a very low risk in both cases.
 - 1.1.19 This flood risk statement letter sets out that the development is not at risk from flooding and does not increase flood risk within the downstream catchment.

Yours sincerely,



Debby Booth CEng MICE
Technical Director
RGP

