

Assessment of the impact of the proposed drainage on flood risk, January 2024

1. Site of surface water drainage

The site is near the entrance to the driveway of the Old Pump House, as indicated on the location and site plans which accompany the application. As such, the site comprises : (i) a small grassy area north of the driveway ; (ii) a small area of the driveway (as the new drainage will pass across and under the driveway) : and (iii) a larger grassy area on the other, south, side of the driveway, adjacent to the Holyford Brook.

2. The proposal

The proposal is to drain area (i) as described above, which has become progressively more water-logged over the recent past, and for the covered drainage pipes and channels to extend from area (i), across the driveway [area (ii)], and across area (iii) to discharge in the Holyford Brook. The discharge point lies below the pipe-culvert through which the Brook flows higher up the driveway and above the ford located at the end of Holyford Lane and the beginning of the bridleway which leads up to the A3052 above Seaton.

3. Access and visibility

The work will have no impact on access to the Old Pump House or adjacent properties. Once the work is completed, the drainage will not be visible.

4. Flood Zone, Surface Water and Flood Risk

The site and the property in which it is located are situated in and are adjacent to mapped flood zones. As the proposed work will drain surface water and surface water run-off, it will have a beneficial effect on flood risk. An attachment modelling the reduction in flood risk as a result of the proposed work is included with the application.

As things stand, the surface water which collects in area (i) for much of the year flows onto the driveway of the Old Pump House, which is downward sloping, and then onto an area colloquially referred to as the 'turning circle', at the side of Holyford Lane, opposite cottages and near the entrance to Horriford Farm. That area is also the natural collecting point for surface water run-off flowing down Holyford Lane which is fed from three downward-sloping driveways and a footpath. The proposed work will reduce that collection of surface water by significantly reducing run-off from the driveway of the Old Pump House ; but will not, of course affect the accumulation of surface water attributable to other sources.

The water drained into the Holyford Brook will have an insignificant effect on the level of the Brook.

5. Summary

The proposal will channel surface water into the brook, reduce run-off to the side of Holyford Lane, and enable the potholes created in the driveway of the Old Pump House to be filled and repaired. Flood risk will be modestly reduced.