

DRAINAGE & FLOOD RISK ASSESSMENT

Charles & Associates Consulting Engineers Ltd (C&A) has been commissioned by Quinn Estates to prepare a Flood Risk Assessment (FRA) and Surface Water Drainage Strategy to support an application for outline planning permission for the erection of 90 dwellings with associated parking and infrastructure following demolition of an existing dwelling; with all matters reserved except access. This site is located between Cauldham Lane and Capel Street, Dover, Kent.

The entire development area lies in Flood Zone 1 'Low Probability' flood area defined by Table 1 of the NPPG. The proposed development is considered as 'More Vulnerable' when utilising Table 2 of the NPPG. The development proposed is consistent with the appropriate uses for Flood Zone 1, as outlined in Table 3 of the Planning Practice Guidance.

All potential sources of flood risk to and from the site, as listed in NPPF, have been assessed and the risks of flooding on Site occurring have all been assessed as Low and has little to no impact on the proposed development. In assessing the flood risk, the impacts of climate change have been considered for the lifetime of the proposed development and are also considered acceptable.

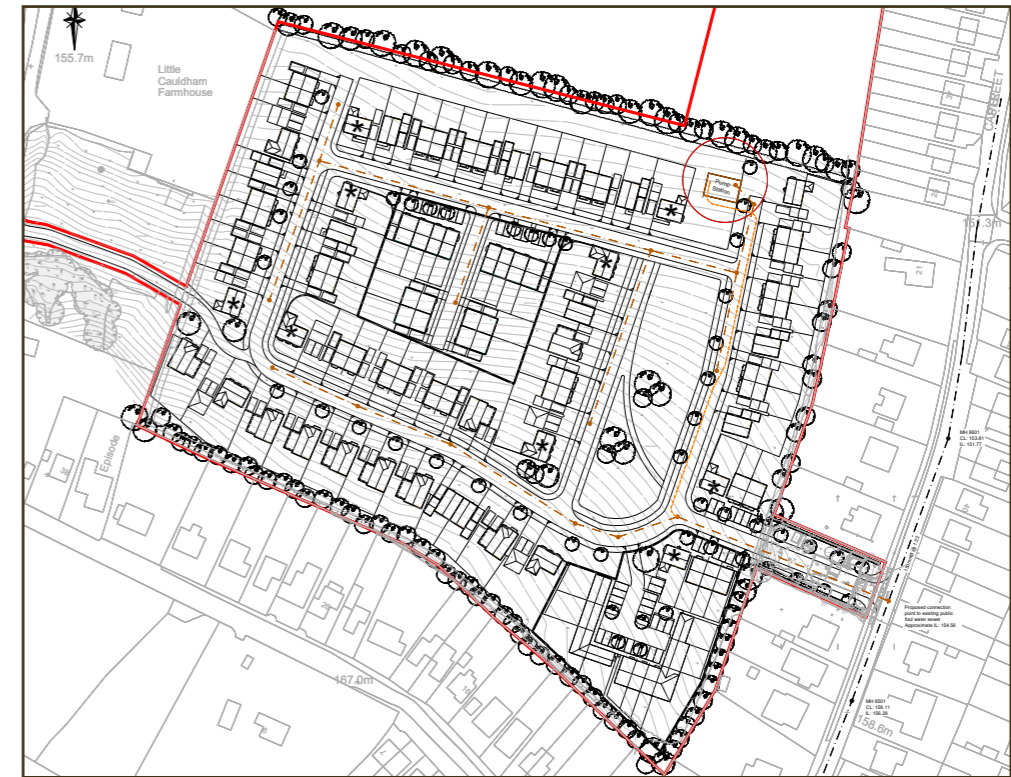
The safety of individuals is considered appropriate for all foreseeable flooding events. No specific flood management measures, other than routine maintenance, are deemed necessary for this site.

The drainage strategy outlined in this assessment proposes managing surface water run-off from the development by employing sustainable drainage techniques that will provide and improve the surface water drainage regime and flood risk profile.

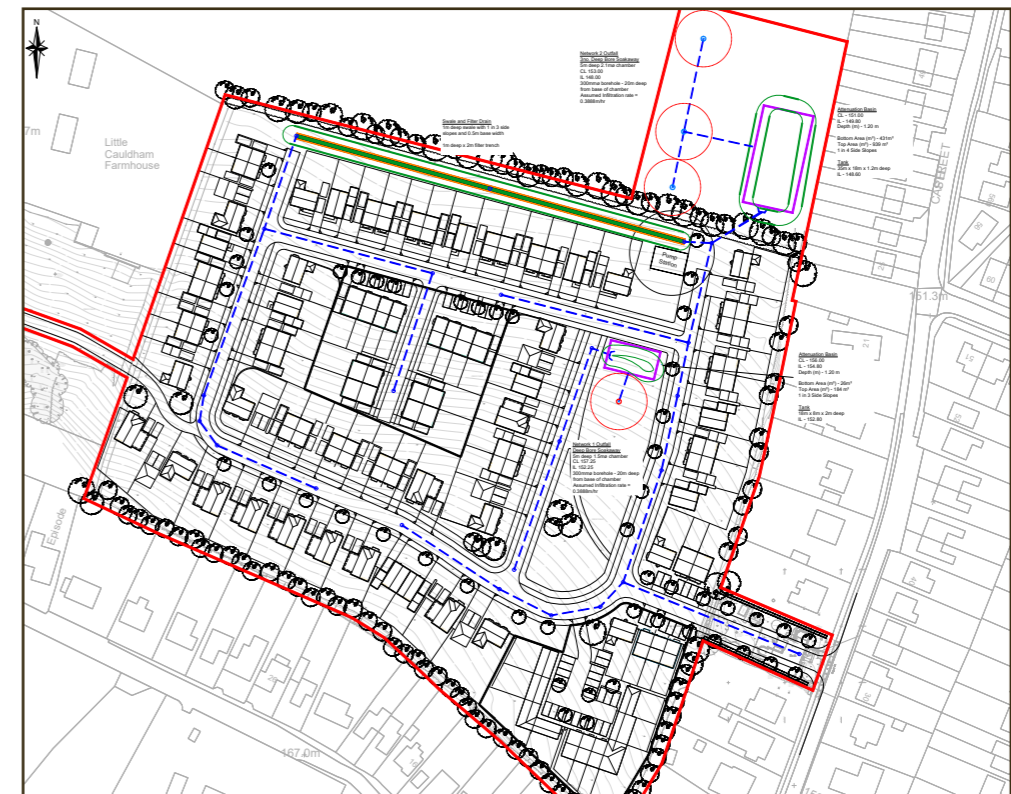
Consequently, this will reduce surface water run-off flows from the site, for storm return periods up to the 1 in 100-year event plus 45% allowance for the detrimental effects of climate change. The proposed development will not increase the risk of flooding elsewhere. The implementation of the SuDS scheme proposed, is likely to reduce any existing risk of downstream flooding.

Recommendations:

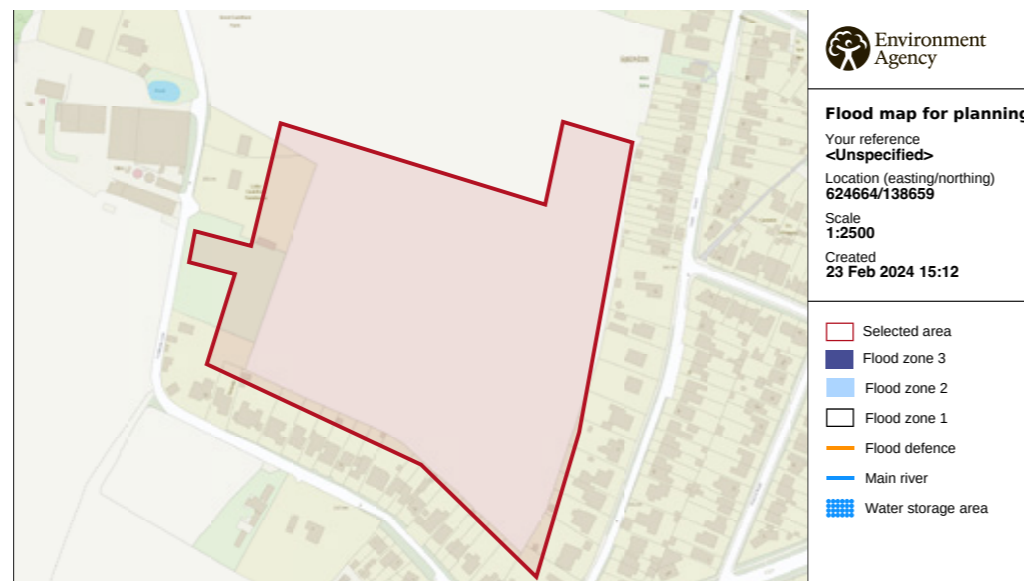
Due to the positive outcome of the assessment conducted, there is no reason why the site should not continue through the planning process and be approved for residential development in respect of flood risk and surface water drainage.



Indicative Foul Water Drainage Strategy Diagram



Indicative Surface Drainage Strategy Diagram



Extract of the EA Flood Map for Planning