

Fibrex Nurseries

Pebworth



FLOOD RISK STATEMENT

November 2018



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1. Introduction

This flood risk statement has been prepared on behalf of Pebworth Parish Council and has been compiled with reference to allocating the site known as land at Fibrex Nurseries for future residential development at grid reference SP 13084 46425, see Figure 1 for site location.

This flood risk statement has been prepared using our best engineering judgement based on the information available at the time of writing the report.

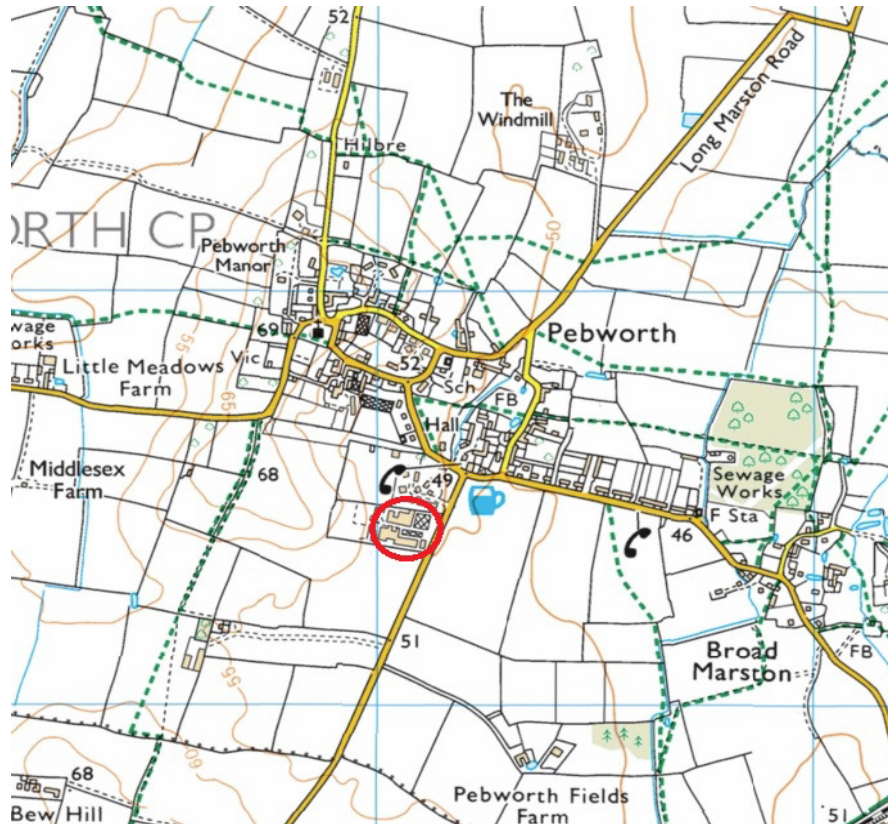


Figure 1 – Site Location Plan

2. Site Description

The site is located to the south of the village of Pebworth and is approximately 1 hectare in size.

The site is currently occupied by Fibrex Nurseries Ltd. There are several glasshouses / blockwork structures and a dwelling on site with gravel access roads and parking. The site is served by two access points off Honeybourne Road.

The site is bound by residential properties to the north, Honeybourne Road to the east, farm land and a fire station to the south and an existing residential property to the west.

There is an open watercourse that runs along Honeybourne Road which is crossed / culverted at both access locations.

Topographical surveys were not available at the time of writing this report however Lidar data shows site levels fall from west to east with an approximate fall of 3m across the site (53.0m – 50.0m AOD). See overland flow route plan in Appendix B.

The 1:50,000 British Geological Survey map suggests the site is underlain by the Blue Lias Formation and Charmouth Mudstone Formation with no superficial deposits.

3. Flood Risk

Fluvial

The Environment Agency (EA) flood maps show the site to be within Flood Zone 1 (Less than 1 in 1000 annual probability of river or sea flooding). The EA flood map for planning can be found in Appendix A.

There is an existing water course running along the boundary to the east between the site and Honeybourne Road of which there is no flooding noted within the site based on available information. The EA surface water flood mapping does however indicate there are areas of risk along Honeybourne Road and in adjacent fields at various points along its length which could be attributed to the watercourse (See Figure 2 below).

The surface water map indicates little or no flood risk west of the watercourse which would impact the development. This is likely to be due to the existing site levels and general fall of the levels within the area (west to east).

Hydraulic Modelling for the residential development to the north of the site was undertaken by JBA Group in 2013. A portion of the Fibrex site and watercourse was included in this study and shows no flooding to the west of the watercourse in all events.



Figure 2 – Surface Water Flood Risk Map

Pluvial

The overland flow route plan included in Appendix B shows the direction of any flow that would occur as a result of rainfall in the surrounding area. The levels around the site show that flows are directed away from the site in all directions except directly to the west. In this case flows from the parcel of land to the west are unlikely to impact the development as there are existing buildings along the boundary where this run off could be intercepted.

The onsite drainage systems are not fully known at this time, but it is understood that water butts are extensively used to collect water for use in the operation of the nurseries. There is a pipe outfall noted into the watercourse at the northern site entrance which likely comes from the existing dwelling. The levels of the site in its existing form would direct any overland flows to the watercourse.

Groundwater

Risk from groundwater sources is unknown at this time but would be identified in any future site investigation works.

Reservoirs

There is no risk from reservoir flooding indicated on the EA online flood maps.

4. Post Development Risk

Flows from the development should be restricted at outfall by a suitable flow control to an agreed rate and attenuation provided to cater for all events up to and including the 1 in 100 year plus climate change event.

Any local improvements required as a result of the development flows will need to be discussed / determined at the design stage.

5. Conclusion

There is negligible to no indication at this stage that there is any significant risk of flooding to the site. Hydraulic modelling of the existing watercourse may be needed to confirm water levels relative to the site levels and any associated flooding not currently indicated. It will also need to be confirmed with the LLFA and EA if a further flood risk assessment is needed.

As the site is classified as being with Flood Zone 1 allocating the site for future residential use is considered acceptable.

Appendix A

Environment Agency Flood Map for Planning

Flood map for planning

Your reference
Pebworth

Location (easting/northing)
413060/246431

Created
22 Nov 2018 11:35

Your selected location is in flood zone 1, an area with a low probability of flooding.

This means:

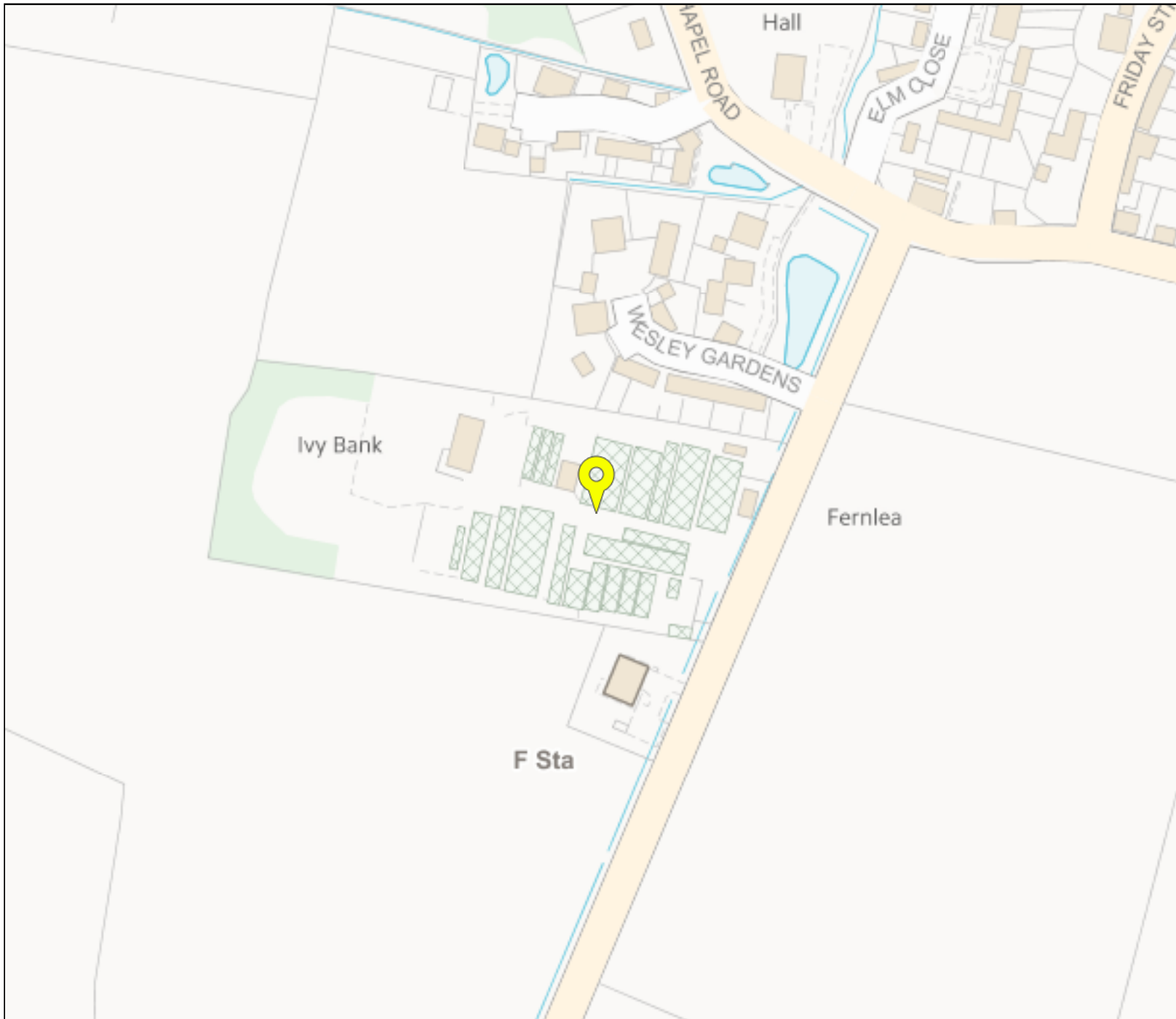
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

Peabworth

Location (easting/northing)








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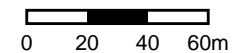
Scale

1:2500

Created

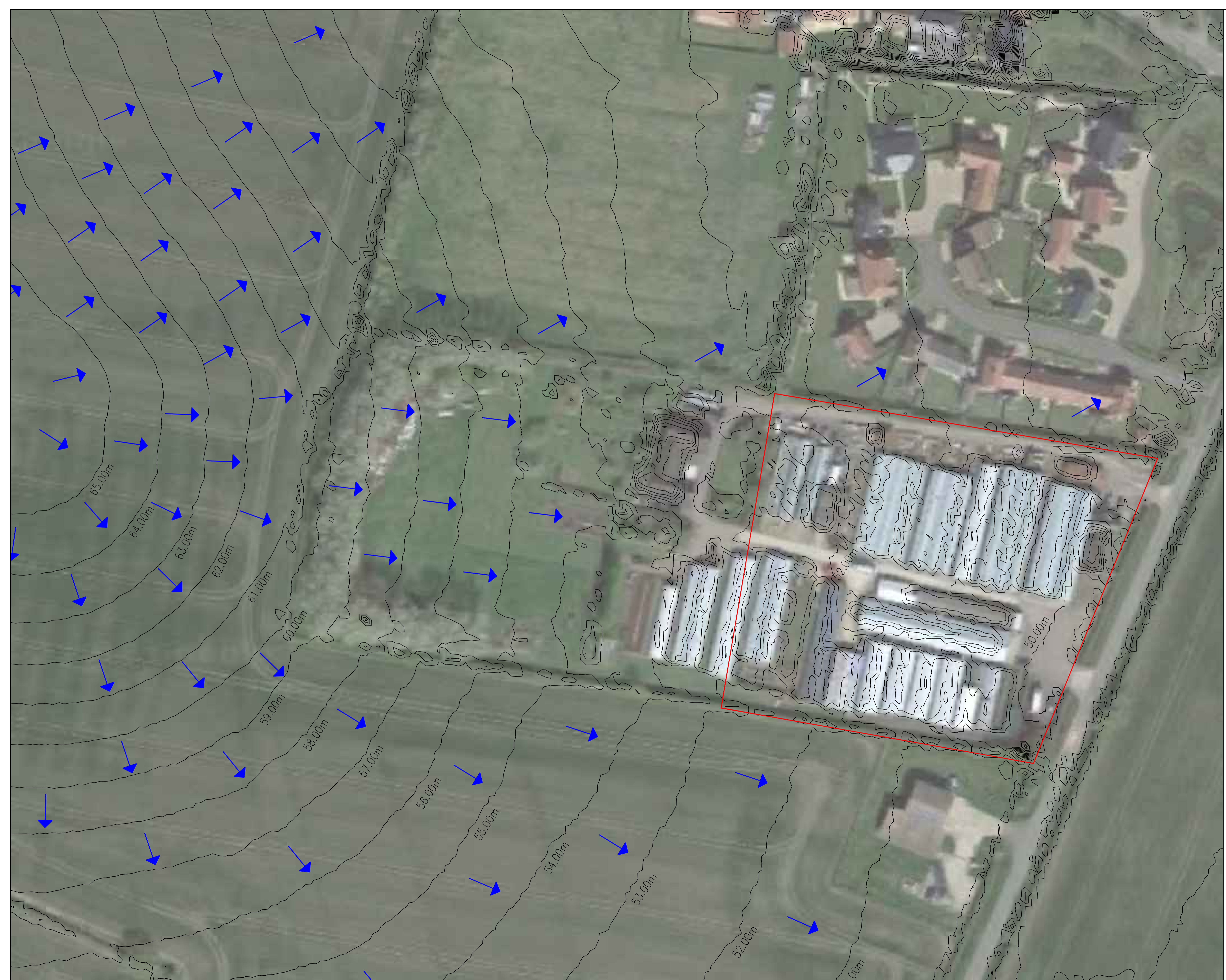
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-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area



Appendix B

Overland Flow Route Plan



Revisions

Project:	FIBREX NURSERIES PEBWORTH		
Client:	PEBWORTH PARISH COUNCIL		
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Drg. Status: **PLANNING**