

CONSORTIUM LAND

Desk Study Flood Risk Assessment

January 2013

Surface Water Drainage

Assumed to be SUDS, ground investigation and a study of the geology has been undertaken to see which areas are best suited for soakaways, detention basins or wetland features.

Geology & Soakaways

6 locations were tested with 10 tests started depending on the subsoils encountered. Of the 10 tests 8 provided sufficient falling head information to derive an infiltration design rate. There was no specific geographical bias to the suitability of the soils. The soakaway test location plan is included as an Appendix.

Fluvial Flood Risk & Flood Zoning

As a result of the Tiverton Allocations the EA have reviewed their flood risk map areas. The Alsa Brook previously unmapped has now been added to their maps. The current Flood Zone / Risk maps is shown below:

Enter a postcode or place name: Other topics for this area...

Map legend

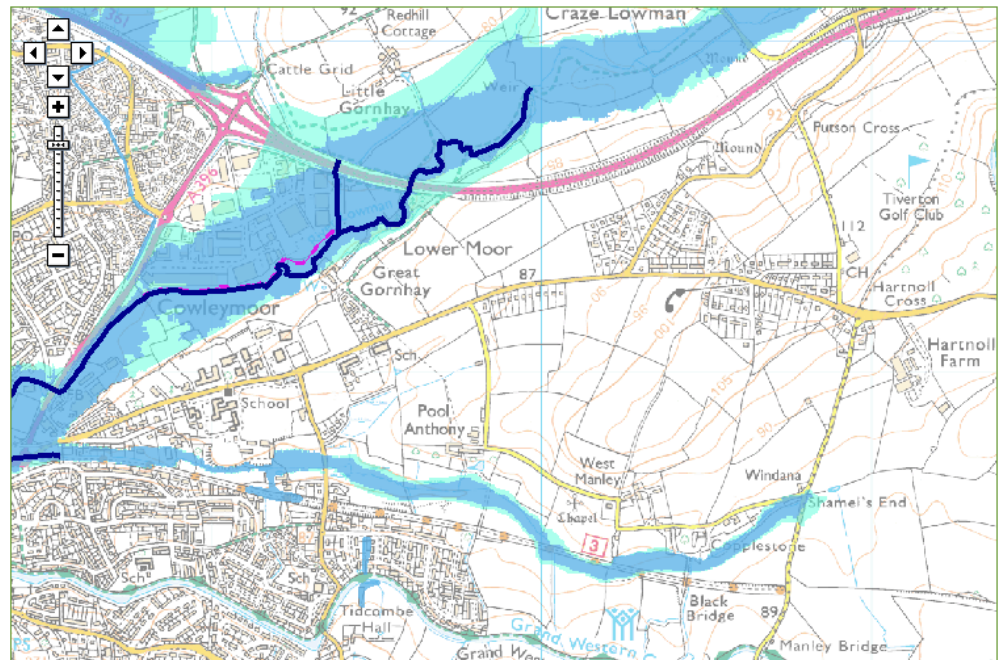
Click on the map to see what is the Risk of Flooding at a particular location.

Flood Maps [?](#)

- Flooding from rivers or sea without defences
- Extent of extreme flood
- Flood defences (Not all may be shown*)
- Areas benefiting from flood defences (Not all may be shown*)
- Main rivers

X: 297,891;Y: 113,107 at scale 1:15,000

[Data search](#) [Text only version](#)



Surface Water Flood Risk

There are various locations where surface water flood risk has been identified within the study area. These maps have been provided by the EA in draft form and have incorporated into the attached drawing 12092-SK-01.

These are located centred on Blundells Road or are to the north representing shallow valleys or incised areas of highway below the surrounding ground level.

There is a requirement of the Environment Agency that development must not divert or increase the flood risk from these features. The areas can be incorporated into surface water features within a development or rerouted as long as they do not impact on third parties outside of the development.

Development Drainage

The EA are drawing up Critical Drainage Area strategies as part of alleviating flooding to some urban areas. This development is likely to fall under this new requirement for development site drainage where the maximum flow that can discharge to any watercourse is set at the 1 in 10 year Greenfield flow. The EA will be confirming this shortly.

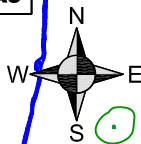
Any new drainage strategy produced will need to follow this requirement.

Appendices

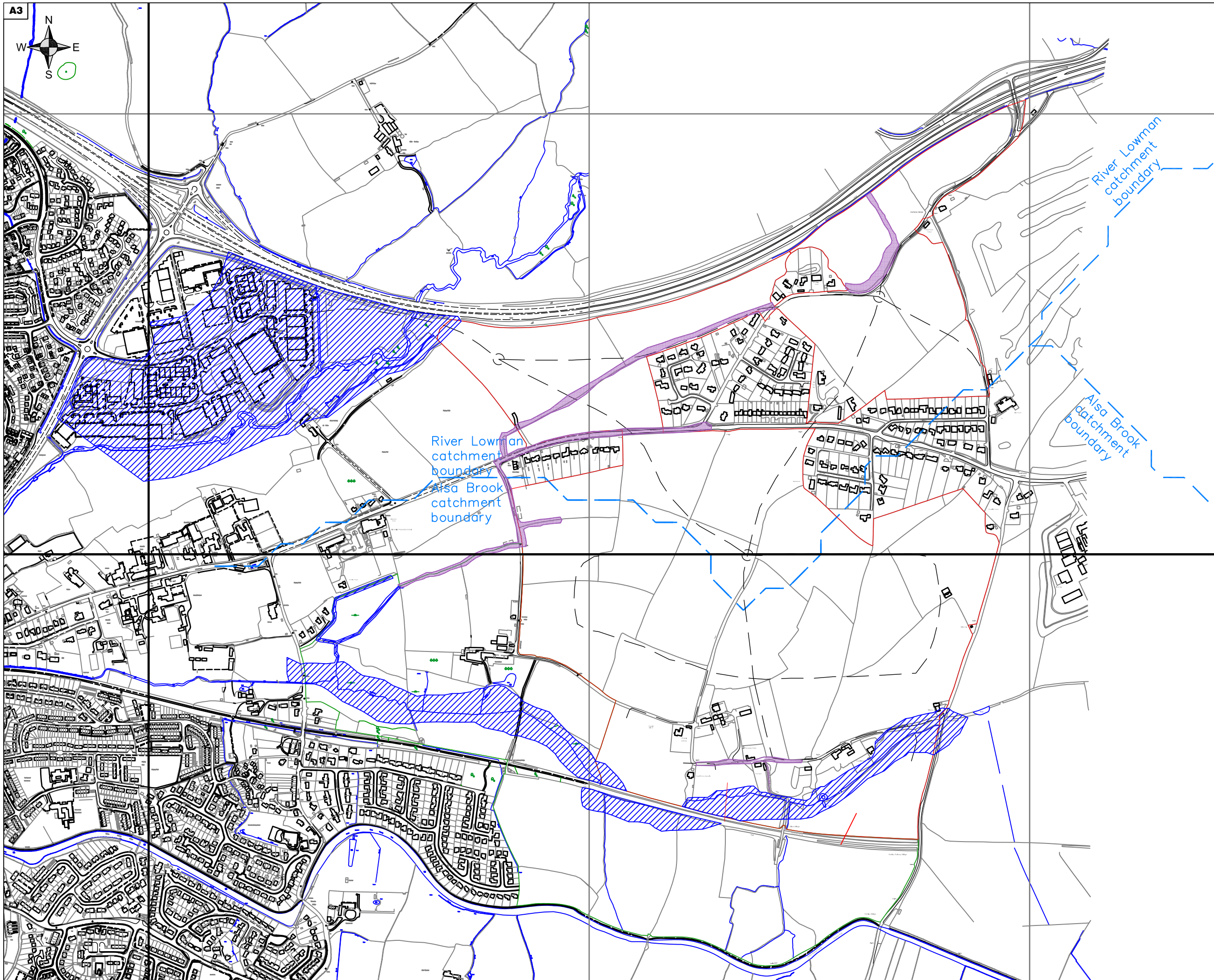
Drawing 12092-SK-01- Flood Risk Constraint areas

Drawing GCE00234-Fig 2 Soakaway Trial Pit locations

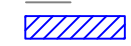



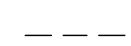
A3



This drawing is not to be scaled: work to figured dimensions only.
Any discrepancy on this drawing to be reported immediately to Robson Liddle Ltd. for clarification.



KEY

-  Fluvial Flood Risk Zone FZ2 & FZ3
-  Surface Water Flood Risk Areas (Pluvial Risk)
-  Watercourse catchment boundaries
-  Allocation boundaries
-  Indicative road links

Rev	Date	Revision

Drawing Status
PRELIMINARY

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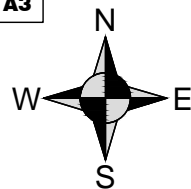
Dwg Title:
**Flood Risk Areas
Fluvial & Surface Water
South of the A361**

Client:
Waddeton Park

Scale 1:4000@A3 Drawn rll
Date Jun 12 Checked NAS

Drawing no: **12092-SK-01** Rev

A3



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Job Title:
**Tiverton EUE
 Tiverton**

Client:
Waddeton Park Ltd

Dwg Title:
**Trial Pit
 Location Plan**

Drawing Status
For Information

Scale 1:2000 @ A3 Drawn PC
 Date Nov. 2012 Checked DLJ

Drawing no:
GCE00234-Fig2 Rev -