



FLOOD RISK ASSESSMENT

The need for an appropriate assessment of flood risk for a new development proposal is set out in PPS25. Under guidance produced by the Environment Agency almost all new development proposals require a Flood Risk Assessment to be undertaken. If a Flood Risk Assessment has not been submitted with the planning application then the Agency will object to the proposal.

PFA Consulting can complete Flood Risk Assessments to demonstrate to the Environment Agency that a development can proceed without creating an unacceptable flood risk either to future occupants or elsewhere. As part of the Flood Risk Assessment we would devise the most appropriate drainage solution and set out how Sustainable Drainage Systems (SUDS) would be used with any obstacles to their use clearly justified.

The SUDS approach to drainage involves controlling the runoff from development so that it mimics, as closely as possible, greenfield runoff and maintains the natural drainage patterns to minimise the impact that development has on flooding. SUDS include infiltration devices such as soakaways, infiltration trenches and pervious pavements, as well as flow balancing methods, such as grass swales, ponds/detention basins and underground storage facilities.

PROJECT EXAMPLE: EAST MELKSHAM

PFA Consulting prepared a Flood Risk Assessment on behalf of a consortium of developers in support of an outline planning application for comprehensive mixed use development comprising 700 dwellings, local centre, primary school, sports and recreation facilities and distributor road to the east of Melksham. As part of the Flood Risk Assessment a drainage strategy was devised to manage surface water runoff. On the basis of the Flood Risk Assessment the Environment Agency was able to confirm that it had no objection to the development on flood risk grounds.

Summary of services provided:

- catchment modelling
- flood estimation
- design of attenuation ponds
- compensatory flood storage design

engineering the future