

## **PURPOSE**

Flood Risk Assessment report in accordance with PPS25 (Development and Flood Risk) to accompany a Planning Application for a development in Flood Zone 1 and > 1 Hectare.

Where appropriate this will also satisfy the mandatory evidence required for the Code for Sustainable Homes (CSH) Category 4: Surface Water Run-off and could achieve the 2 Flood Risk Credits available.

## **INCLUDED ITEMS**

- Review existing drainage records provided by Client.
- Advise on location and Building Regulation Part H percolation test method.
- Analyse percolation test results to determine suitability for soakaways.
- Where soakaways are not suitable, assess the impermeable areas and calculate the peak rates of run-off.
- Calculate the volume of run-off pre and post-development and identify how the additional volume could be dealt with (by infiltration, rainwater recycling or attenuated discharge).
- Consult with Environment Agency, Sewerage Operator, Highway Authority, Planning Authority, Building Control and land owners if appropriate.
- Submit a pre-application enquiry to the Environment Agency if appropriate.
- Obtain Sitecheck Flood report if required.
- FRA in accordance with PPS25 to identify any flooding or surface water management issues or confirm the site is at low risk of flooding.
- Assess options for the site.
- Provide general information on the options available e.g. adoption, sustainable drainage (SUDS).
- Provide conclusion of anticipated solutions for development surface water disposal.
- Recommend next steps to be undertaken in the detailed design.

## **OPTIONAL ITEMS**

- Identify how the Mandatory Elements of the Code for Sustainable Homes (CSH) Category 4: Surface Water Run-off will be achieved.

## **SUPPLEMENTARY ITEMS EXCLUDED FROM STANDARD FEE**

- Official Developer Enquiry to Sewerage Operator.
- Foul sewerage investigations.
- Service enquiries and investigations.
- Site visit.
- Cost of Contractor's plant, equipment and materials.
- Arranging and monitoring the BRE Digest 365 soakaway tests.
- Topographical survey.
- Detailed Design and Designer's Risk Assessment.
- Overland Flow Modelling

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