SCHEMA

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David Futter Associates
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Land South of Wymondham Road, Wreningham Norfolk
South Norfolk Village Clusters Submission
Preliminary Flood Risk & Drainage Statement

INTRODUCTION

Schema has been instructed by David Futter Associates, to provide a preliminary analysis of the flood risk and drainage issues that may affect the development of this site for residential purposes based upon the information and designs progressed to date.

This report provides an overview of flood risk to the site as well as an assessment of the main drainage constraints for surface water drainage and foul water drainage.

ENGINEERING ASSESSMENT

Development Proposals

The current design proposals are to develop this site with 25 residential units with associated landscaping and hardstanding. The proposed site area of 1.1ha runs adjacent to Wymondham Road. a further potential development area of 1.1ha is shown to the south of this on the initial sketch layouts. Furthermore, a flood risk mitigation / surface water drainage storage area of 1.1ha is shown on the sketch layouts in the blue line to the east of the site.

Geology

The British Geological Survey (BGS) website (1:50,000 Scale) shows the geological strata beneath the site to be:

- Bedrock - Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation & Portsdown Chalk Formation (undifferentiated) - Chalk.
- Superficial Deposits – Lowestoft Formation – Diamicton.

From the above and general experience within this area, the subsoils are generally not suitable for infiltration drainage features.

Flood Risk

Fluvial

The site is within Fluvial Flood Zone 1 as shown on the Environment Agency (EA) mapping below. The closest modelled main river to the site is an unnamed tributary of the River Tas (100m to the east) which is only partially modelled on the fluvial flood maps. The closest extent of the fluvial flood map modelling extents is approximately 500m to the east. According to the Fluvial Flood Maps, there is a very low risk of flooding to the site from these sources.

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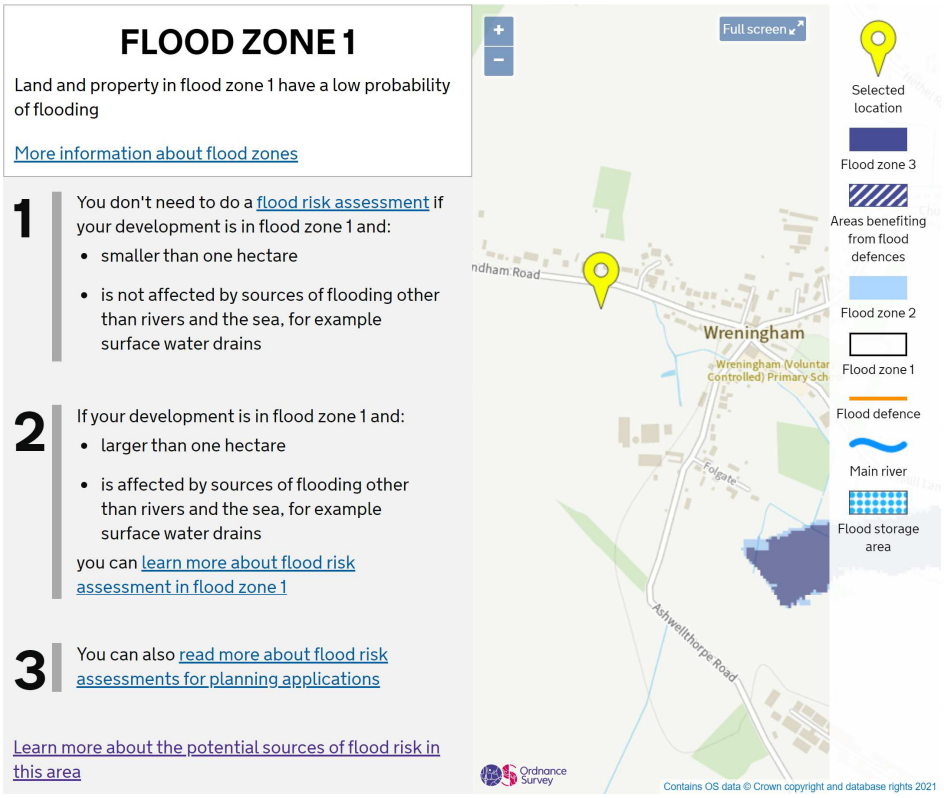

Pluvial

As can be seen in the below mapping from the EA website there is large surface water flow path moving through the site from west to east. The EA surface water flood maps indicatively show overland flow paths and the flood risk from unmodelled ditches / watercourses. The flow path floods the site in the medium risk and low risk scenarios and appears to be associated with a combination of flooding from the unnamed watercourse that flows through Wreningham and from overland flow. During the High-Risk Scenario, the watercourse to the east floods towards the site and there are isolated patches of flooding shown within the site and close to the site.

The flood depths within the site in the high, medium and low risk scenarios are up to 300mm, up to 300mm and up to 300mm respectively. There are some very small areas of 300mm to 900mm flood depth within the site boundary in the low-risk scenario however these are most likely associated with the isolated depressions in the topography. The velocity of the water in all scenarios is shown as more than 0.25m/s.

There is a high risk of flooding to the site from this source however proposed mitigation measures are discussed later in this document to deal with this flood risk source.

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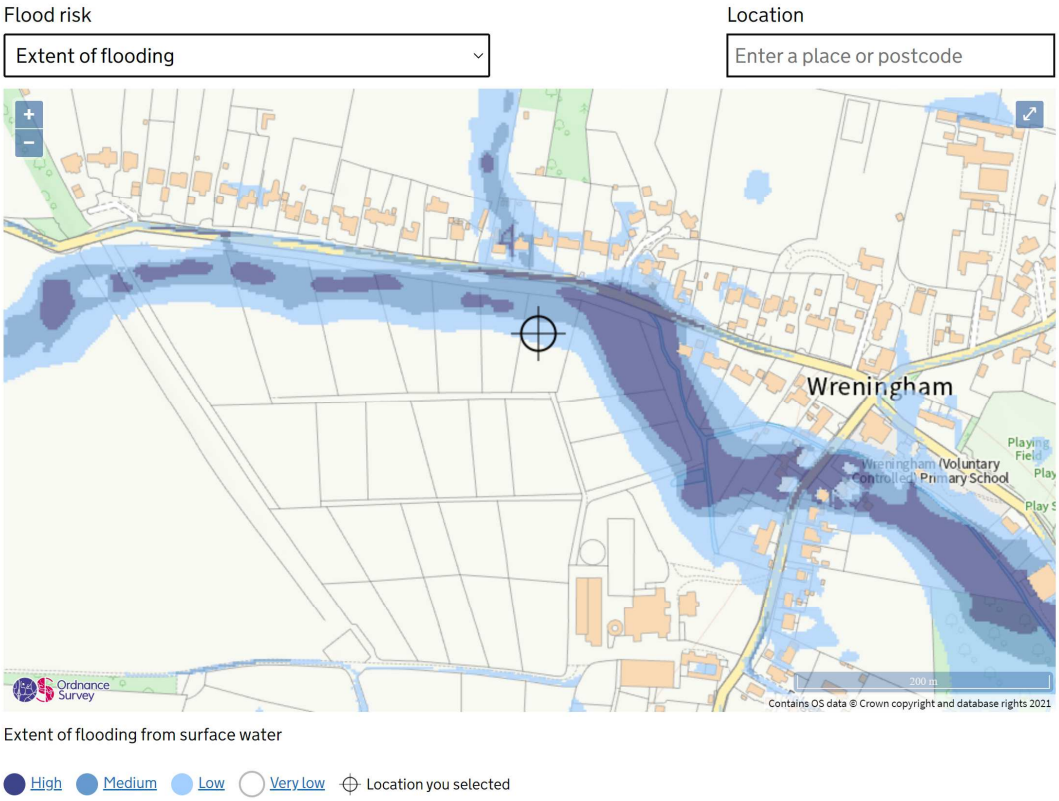

Reservoirs

There is a Very Low Risk of flooding from this source.

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Ground Water

Local borehole records (approx.780m to the east) from the BGS website show no groundwater close to the surface. The presence of Chalk Bedrock indicates that groundwater will be confined to deeper strata beneath the site. Further site investigations are required. However, there appears to be a very low risk of flooding to the site from this source.

Existing Drainage

Anglian Water drainage asset records were obtained to confirm the extent of the local public drainage network.

The records do not show any public surface water sewers or foul water gravity sewers within the local area. The records do show multiple foul water rising mains within the local area but there are no pumping stations shown.

Therefore, it appears that a foul water pumping station will be required to connect foul water to the local sewerage system. it is unlikely that a foul drainage field would be viable due to the presence of clay soils at the surface however further investigation is required.

It would appear that the existing properties in the area are drained either via soakaways or with private connections into the local ditch / watercourse system however further investigation is required.

Proposed Flood Risk Mitigation

In order to create a development that is safe from the surface water flood risk described above, the flood risk / drainage mitigation area contained within the blue line boundary to the east of the proposed development area will be utilised in the following way ways:

- Provide more compensatory storage on a level for level basis by re-landscaping this area so that more flood water is stored here.
- Create surface water attenuation basins which store surface water run off from the development site which is being discharged into the
- Accurately model this compensatory storage area and attenuation basins using appropriate software (Infoworks ICM), to confirm that ther eis no detriment to other properties within the flood plain – no increase in offsite flood risk caused by the development.

Furthermore, the detailed designs will:

- incorporate plans to divert any flow paths away from residential dwellings to the flood mitigation area.
- Increase the capacity of any ditches leading to the flood mitigation area so that residential dwellings are not affected.
- Confirm the impact of the flood mitigation measures on flood depths and velocities near the site to ensure that safe access / egress is provided at all times during a flood event.

Proposed Drainage

Based upon the proposed site plan it is likely that a pumping station to the public sewer network is required however further investigations are required.

Based upon the proposed site plan, an attenuation basin for the site will be required within the flood mitigation area. Based upon the proposed site area (1.1.ha) and an

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estimated impermeable area of 40%, the greenfield run off rate Qbar for the site would be 1.90l/s. This has been preliminary modelled and an attenuation basin of approximately 435m^3 is required. Please refer to the attached calculations and basin layout plan.

Subject to detailed design the sites drainage systems, where possible should be offered for adoption to Anglian Water including the basin which will be designed with a maximum water depth of between 1.00 and 1.20m.

Further Sustainable drainage systems (SUDS) should be investigated at planning and detailed design stage to slow the flow of water down through the sites drainage system and to provide Amenity / Biodiversity benefits. The proposed flood mitigation area could provide multiple benefits not just engineered drainage and flood risk solutions.

Further Work

Below is a list of further work to be undertaken to help develop the drainage strategy further:

- Topographical Survey – this will help inform both the foul and surface water drainage designs particularly whether pumping stations are required.
- BRE 365 Infiltration Tests – these are required by the LLFA at planning and detailed design stage.
- Site Designs – further designs, progressed in conjunction with the drainage strategy to help promote SUDS where possible is advised.
- Site investigation – this will be required to confirm the presence of ground water and other geological features that may impact the engineering design of the site.
- Hydraulic Modelling – confirm the extent of flood risk shown on the EA Surface Water Flood Maps with a detailed modelling exercise including watercourse, culvert and overland flow modelling.

Attachments

- Site Plans
- AW Asset Records
- Preliminary Attenuation Calculations
- Preliminary Attenuation Basin Layout

This report has been prepared by:

Phil Pritchard
Director
MEng (Hons) CEng MICE CPEng MIEAust

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CAVEAT

This document is based upon the information available at the time of writing and in line with the agreed scope of works. Further work is required to determine the details required for planning submissions and / or detailed designs which will gain approval from statutory bodies where required and provide a safe / sustainable design for the lifetime of the development.

Design Settings

Rainfall Methodology	FEH-13	Maximum Time of Concentration (mins)	500.00	Preferred Cover Depth (m)	1.200
Return Period (years)	2	Maximum Rainfall (mm/hr)	500.0	Include Intermediate Ground	✓
Additional Flow (%)	0	Minimum Velocity (m/s)	1.00	Enforce best practice design rules	✓
CV	0.850	Connection Type	Level Soffits		
Time of Entry (mins)		Minimum Backdrop Height (m)	0.200		

Nodes

Name	Area (ha)	Cover Level (m)	Diameter (mm)	Depth (m)
Basin	0.440	20.000	1200	1.500

Simulation Settings

Rainfall Methodology	FEH-13	Analysis Speed	Detailed	Additional Storage (m³/ha)	0.0	30 year (l/s)	4.8
Summer CV	0.850	Skip Steady State	x	Check Discharge Rate(s)	✓	100 year (l/s)	6.7
Winter CV	0.850	Drain Down Time (mins)	1440	1 year (l/s)	1.6	Check Discharge Volume	x

Storm Durations

15	60	180	360	600	960	2160	4320	7200	10080
30	120	240	480	720	1440	2880	5760	8640	

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)	Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
2	0	0	0	30	0	0	0
10	0	0	0	100	40	0	0

Pre-development Discharge Rate

Site Makeup	Greenfield	Soil Index	4	Growth Factor 30 year	2.55	Q 1 year (l/s)	1.6
Greenfield Method	IH124	SPR	0.47	Growth Factor 100 year	3.56	Q 30 year (l/s)	4.8
Positively Drained Area (ha)	0.440	Region	5	Betterment (%)	0	Q 100 year (l/s)	6.7
SAAR (mm)	632	Growth Factor 1 year	0.87	QBar	1.9		

Node Basin Online Hydro-Brake® Control

Flap Valve	x	Objective	(HE) Minimise upstream storage
Replaces Downstream Link	✓	Sump Available	✓
Invert Level (m)	18.500	Product Number	CTL-SHE-0068-1900-0800-1900
Design Depth (m)	0.800	Min Outlet Diameter (m)	0.100
Design Flow (l/s)	1.9	Min Node Diameter (mm)	1200

Node Basin Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.00000	Safety Factor	2.0	Invert Level (m)	18.500
Side Inf Coefficient (m/hr)	0.00000	Porosity	1.00	Time to half empty (mins)	810

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	500.0	0.0	1.500	700.0	0.0

Rainfall

Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)	Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)
2 year 15 minute summer	114.502	32.400	2 year 480 minute winter	7.974	3.172
2 year 15 minute winter	80.352	32.400	2 year 600 minute summer	9.748	2.666
2 year 30 minute summer	73.507	20.800	2 year 600 minute winter	6.661	2.666
2 year 30 minute winter	51.584	20.800	2 year 720 minute summer	8.620	2.310
2 year 60 minute summer	48.057	12.700	2 year 720 minute winter	5.793	2.310
2 year 60 minute winter	31.928	12.700	2 year 960 minute summer	6.989	1.840
2 year 120 minute summer	31.975	8.450	2 year 960 minute winter	4.630	1.840
2 year 120 minute winter	21.243	8.450	2 year 1440 minute summer	4.991	1.338
2 year 180 minute summer	25.166	6.476	2 year 1440 minute winter	3.354	1.338
2 year 180 minute winter	16.359	6.476	2 year 2160 minute summer	3.554	0.982
2 year 240 minute summer	20.077	5.306	2 year 2160 minute winter	2.449	0.982
2 year 240 minute winter	13.339	5.306	2 year 2880 minute summer	2.970	0.796
2 year 360 minute summer	15.350	3.950	2 year 2880 minute winter	1.996	0.796
2 year 360 minute winter	9.978	3.950	2 year 4320 minute summer	2.305	0.603
2 year 480 minute summer	12.002	3.172	2 year 4320 minute winter	1.518	0.603

Rainfall

Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)	Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)
2 year 5760 minute summer	1.958	0.501	10 year 2160 minute summer	6.028	1.666
2 year 5760 minute winter	1.267	0.501	10 year 2160 minute winter	4.153	1.666
2 year 7200 minute summer	1.719	0.439	10 year 2880 minute summer	4.935	1.323
2 year 7200 minute winter	1.110	0.439	10 year 2880 minute winter	3.317	1.323
2 year 8640 minute summer	1.551	0.396	10 year 4320 minute summer	3.687	0.964
2 year 8640 minute winter	1.001	0.396	10 year 4320 minute winter	2.428	0.964
2 year 10080 minute summer	1.428	0.364	10 year 5760 minute summer	3.033	0.776
2 year 10080 minute winter	0.922	0.364	10 year 5760 minute winter	1.963	0.776
10 year 15 minute summer	229.644	64.981	10 year 7200 minute summer	2.593	0.662
10 year 15 minute winter	161.154	64.981	10 year 7200 minute winter	1.674	0.662
10 year 30 minute summer	147.173	41.645	10 year 8640 minute summer	2.287	0.583
10 year 30 minute winter	103.279	41.645	10 year 8640 minute winter	1.476	0.583
10 year 60 minute summer	96.577	25.522	10 year 10080 minute summer	2.064	0.527
10 year 60 minute winter	64.163	25.522	10 year 10080 minute winter	1.332	0.527
10 year 120 minute summer	59.305	15.673	30 year 15 minute summer	306.101	86.616
10 year 120 minute winter	39.401	15.673	30 year 15 minute winter	214.808	86.616
10 year 180 minute summer	45.347	11.669	30 year 30 minute summer	197.500	55.886
10 year 180 minute winter	29.477	11.669	30 year 30 minute winter	138.597	55.886
10 year 240 minute summer	35.677	9.428	30 year 60 minute summer	130.411	34.464
10 year 240 minute winter	23.703	9.428	30 year 60 minute winter	86.642	34.464
10 year 360 minute summer	26.980	6.943	30 year 120 minute summer	78.862	20.841
10 year 360 minute winter	17.537	6.943	30 year 120 minute winter	52.394	20.841
10 year 480 minute summer	21.046	5.562	30 year 180 minute summer	60.416	15.547
10 year 480 minute winter	13.983	5.562	30 year 180 minute winter	39.272	15.547
10 year 600 minute summer	17.079	4.671	30 year 240 minute summer	47.799	12.632
10 year 600 minute winter	11.669	4.671	30 year 240 minute winter	31.756	12.632
10 year 720 minute summer	15.092	4.045	30 year 360 minute summer	36.619	9.423
10 year 720 minute winter	10.143	4.045	30 year 360 minute winter	23.803	9.423
10 year 960 minute summer	12.203	3.213	30 year 480 minute summer	28.914	7.641
10 year 960 minute winter	8.084	3.213	30 year 480 minute winter	19.210	7.641
10 year 1440 minute summer	8.638	2.315	30 year 600 minute summer	23.680	6.477
10 year 1440 minute winter	5.805	2.315	30 year 600 minute winter	16.179	6.477

Rainfall

Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)	Event	Peak Intensity (mm/hr)	Average Intensity (mm/hr)
30 year 720 minute summer	21.070	5.647	100 year +40% CC 180 minute winter	73.615	29.143
30 year 720 minute winter	14.160	5.647	100 year +40% CC 240 minute summer	90.486	23.913
30 year 960 minute summer	17.179	4.524	100 year +40% CC 240 minute winter	60.117	23.913
30 year 960 minute winter	11.380	4.524	100 year +40% CC 360 minute summer	70.261	18.080
30 year 1440 minute summer	12.219	3.275	100 year +40% CC 360 minute winter	45.671	18.080
30 year 1440 minute winter	8.212	3.275	100 year +40% CC 480 minute summer	55.787	14.743
30 year 2160 minute summer	8.480	2.344	100 year +40% CC 480 minute winter	37.063	14.743
30 year 2160 minute winter	5.843	2.344	100 year +40% CC 600 minute summer	45.761	12.517
30 year 2880 minute summer	6.882	1.844	100 year +40% CC 600 minute winter	31.267	12.517
30 year 2880 minute winter	4.625	1.844	100 year +40% CC 720 minute summer	40.703	10.909
30 year 4320 minute summer	5.038	1.317	100 year +40% CC 720 minute winter	27.355	10.909
30 year 4320 minute winter	3.317	1.317	100 year +40% CC 960 minute summer	33.065	8.707
30 year 5760 minute summer	4.065	1.041	100 year +40% CC 960 minute winter	21.903	8.707
30 year 5760 minute winter	2.631	1.041	100 year +40% CC 1440 minute summer	23.345	6.257
30 year 7200 minute summer	3.414	0.871	100 year +40% CC 1440 minute winter	15.689	6.257
30 year 7200 minute winter	2.204	0.871	100 year +40% CC 2160 minute summer	16.070	4.441
30 year 8640 minute summer	2.962	0.756	100 year +40% CC 2160 minute winter	11.073	4.441
30 year 8640 minute winter	1.912	0.756	100 year +40% CC 2880 minute summer	12.957	3.473
30 year 10080 minute summer	2.635	0.672	100 year +40% CC 2880 minute winter	8.708	3.473
30 year 10080 minute winter	1.700	0.672	100 year +40% CC 4320 minute summer	9.382	2.453
100 year +40% CC 15 minute summer	558.931	158.158	100 year +40% CC 4320 minute winter	6.179	2.453
100 year +40% CC 15 minute winter	392.232	158.158	100 year +40% CC 5760 minute summer	7.501	1.920
100 year +40% CC 30 minute summer	363.825	102.950	100 year +40% CC 5760 minute winter	4.855	1.920
100 year +40% CC 30 minute winter	255.316	102.950	100 year +40% CC 7200 minute summer	6.243	1.593
100 year +40% CC 60 minute summer	240.977	63.683	100 year +40% CC 7200 minute winter	4.029	1.593
100 year +40% CC 60 minute winter	160.099	63.683	100 year +40% CC 8640 minute summer	5.370	1.370
100 year +40% CC 120 minute summer	146.242	38.648	100 year +40% CC 8640 minute winter	3.466	1.370
100 year +40% CC 120 minute winter	97.160	38.648	100 year +40% CC 10080 minute summer	4.738	1.209
100 year +40% CC 180 minute summer	113.250	29.143	100 year +40% CC 10080 minute winter	3.058	1.209

Results for 2 year Critical Storm Duration. Lowest mass balance: 99.99%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
480 minute summer	Basin	360	18.633	0.133	12.5	67.9695	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
480 minute summer	Basin	Hydro-Brake®	1.8	87.6

Results for 10 year Critical Storm Duration. Lowest mass balance: 99.99%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
480 minute winter	Basin	464	18.752	0.252	14.5	130.6064	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
480 minute winter	Basin	Hydro-Brake®	1.9	153.3

Results for 30 year Critical Storm Duration. Lowest mass balance: 99.99%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
720 minute winter	Basin	690	18.872	0.372	14.7	195.6895	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
720 minute winter	Basin	Hydro-Brake®	1.9	216.1

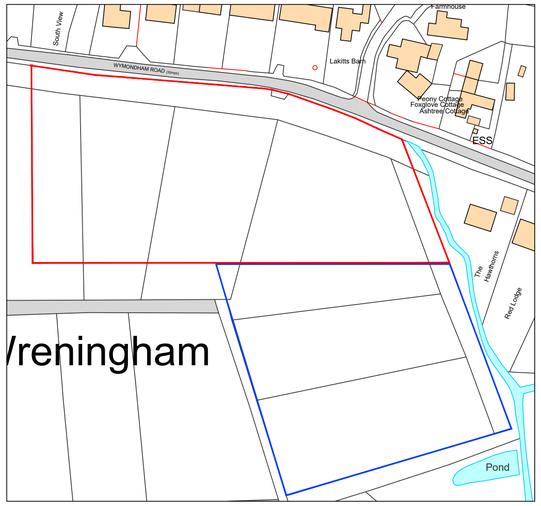
Results for 100 year +40% CC Critical Storm Duration. Lowest mass balance: 99.99%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
960 minute winter	Basin	945	19.285	0.785	22.8	434.4424	0.0000	OK

Link Event (Upstream Depth)	US Node	Link	Outflow (l/s)	Discharge Vol (m³)
960 minute winter	Basin	Hydro-Brake®	1.9	236.0

Proposed Site Layout Plan

1:500 0m 10m 20m 30m 40m 50m



Location Plan

Scale 1:1250

1:1250 0m 50m 100m

Accommodation Schedule

Open Market — 17 Plots

Nº Plots	Bed/ Person	House Type	Size m²	Garage m²	Parking Space	Total m²
1	3B5P	Detached	102	18	1	120
2	3B5P	Detached	102	18	1	120
3	3B5P	Detached	108	18	1	126
4	4B6P	Detached	156	36	2	192
5	3B5P	Detached	102	18	1	120
6	3B5P	Detached	102	18	1	120
7	3B5P	Detached	102	18	1	120
8	4B6P	Detached	156	36	2	192
9	5B8P	Detached	209	36	2	245
10	5B8P	Detached	209	36	2	245
11	4B6P	Detached	156	18	1	174
12	3B5P	Detached	108	0	2	108
13	3B5P	Detached	108	0	2	108
14	3B5P	Detached	102	18	1	120
15	3B5P	Detached	102	36	2	138
16	4B6P	Detached	156	36	2	192
17	5B8P	Detached	200	36	2	236
17	Total m2		2280	396		2676

Affordable 30% — 8 Plots

Nº Plots	Bed/ Person	House Type	House m²	Garage m²	Parking Space	Total m2
18	3B5P	Detached	102	18	1	120
19	3B5P	Detached	102	18	1	120
20	3B5P	Detached	108	18	1	126
21	3B5P	Detached	108	18	1	126
22	3B5P	Detached	102	18	1	120
23	3B5P	Detached	102	18	1	120
24	3B5P	Detached	102	18	1	120
25	4B6P	Detached	156	36	2	192
8	Total m2		882	162		1044

Grand Total 25 Plots — Total Area 11,000m²

Key

- Boundary Line
- Boundary Line
- 1.8m High Timber CB Fencing
- Private Garden
- Front Garden & Open Space
- Front path and patios in 450x450 paving slabs
- Proposed Drives and parking ways
- Proposed Private drive
- Proposed public footpath
- Allocated Parking
- Proposed Trees
- Proposed Hedges
- Existing Trees

NOTES

Written dimensions must be used in preference to scaled.
Contractors must check all dimensions on site.

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All works to be carried out to the satisfaction of the Appointed Approved Building Control Inspectorate and in accordance with the Building Regulations (up to and including the April 2013 amendments), CDM Regulations, British Standards, Codes of Practice, I.E.E Regulations, and all current Bye-laws and Manufacturers details and instructions together with the NHBC Building Guarantee Standard.

The materials and products specified in the construction notes or on drawing form an integral part of the design and performance of the building/s. These MUST NOT be substituted with other materials or products without reference to the Architects

CDM REGULATIONS 2015

Client Note: Health & Safety is your responsibility!

Construction works to be carried out in accordance with the Construction Design Management Regulations 2015 ("CDM 2015").

The Main Contractor is to prepare a Construction Phase Plan before commencing work on site. The Contractor is to collate a Health & Safety Plan during the work on site. Furthermore, the Contractor is to collate a Health & Safety Plan during the works, ensuring it is kept up to date until the works are complete. Alternatively the Health & Safety Plan may be carried out by the Principal Designer. Please contact DFAL to assist.

The Main Contractor is to carry out the construction work in reference to a Design Risk Assessment prepared by DFAL.

COMMUNITY INFRASTRUCTURE LEVY ("CIL")

Any necessary assumption of Liability and Claims for Exemption for Self Build Development Application Forms are to be completed and submitted to the Local Planning Authority before construction works commence on site. DFAL take no responsibility for any financial liability in this respect as this lies with the client.

Please contact DFAL should you require further assistance.

PRELIMINARY

rev:	date:
A Moved all site to East, add wetland area.	29/07/21 FS

architects and consulting engineers
RIBA Chartered Practice
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e : info@dfal.tv w : www.dfal.tv

Project: Land South of Wymondham Rd, Wreningham, Norfolk NR16 1AT

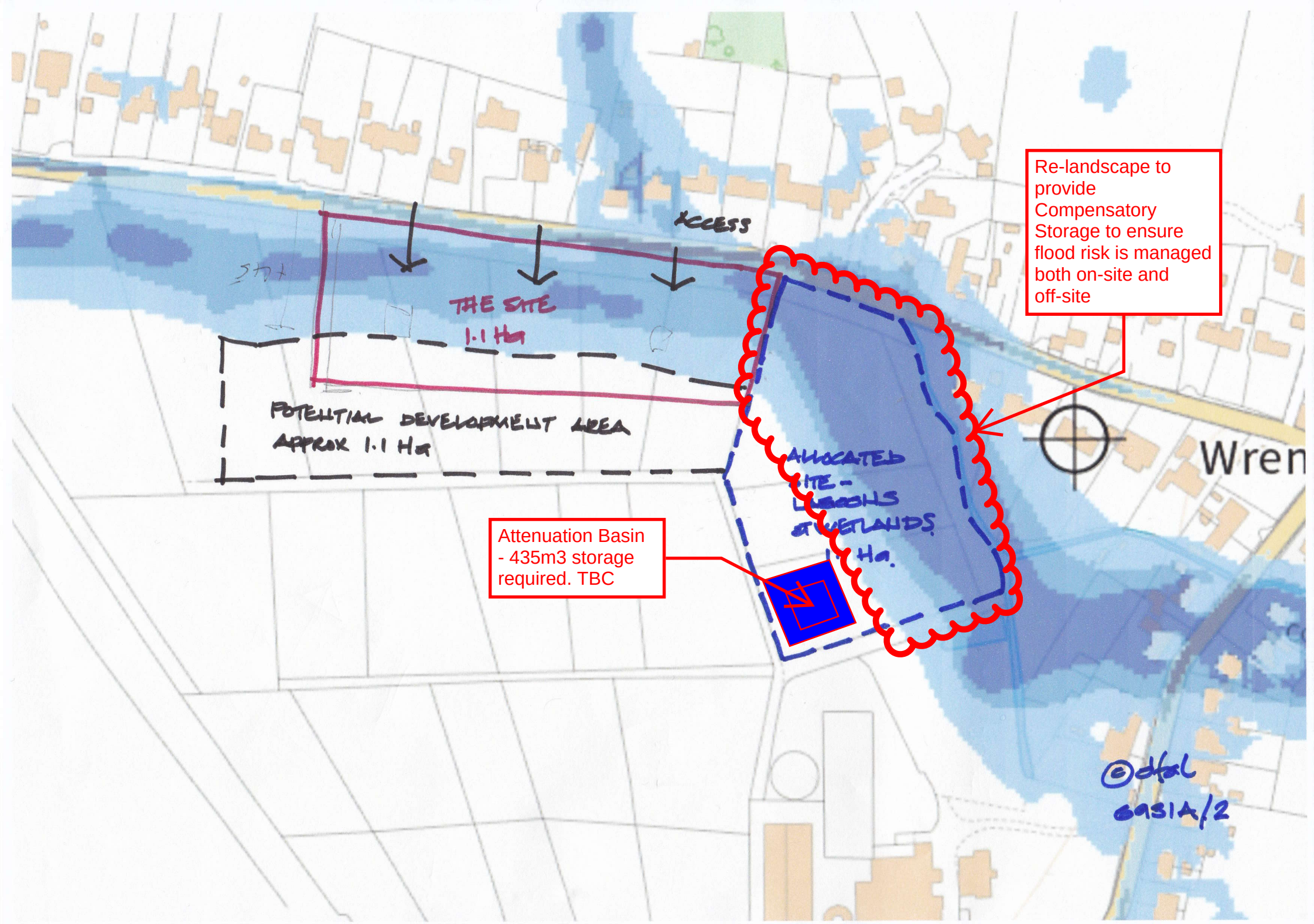
Client: **D & E Grady**

Drawing: Location Plan & Proposed Site Layout Plan

Drawn by:	Checked by:	Drg. No.	Rev:
FS	TA	6931A-SL02	A

Scale: As show @ A1

Date: 20/07/2021


ACCESS
THE SITE
1.1 Ha
POTENTIAL DEVELOPMENT AREA
APPROX 1.1 Ha
ALLOCATED
Re-landscape to provide Compensatory Storage to ensure flood risk is managed both on-site and off-site
Attenuation Basin - 435m3 storage required. TBC
Wren
©dfal
6931A/2

South Norfolk Village Clusters Housing Allocations Preferred Sites Plan