



Defence
Infrastructure
Organisation

Flood Risk Assessment Update Note

Land north of The Packway to east of Larkhill

Date: December 2017

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1.0 Extant Planning Permission

Full planning permission was granted in July 2016 for a development of 444 dwellings to provide Service Family Accommodation (SFA), land for a new primary school and community facilities, public open space, play areas, landscaping, internal roads and all associated infrastructure works on land situated to the north of The Packway and to the east of Larkhill, Wiltshire (planning application number 15/05540/FUL).

A site specific Flood Risk Assessment (FRA) dated May 2015 was submitted as part of the planning application.

The FRA was prepared in consultation with and agreed by Wiltshire Council, the local planning authority.

2.0 Updated Site Layout

As a result of some archaeological findings on the site, changes are now required to the site layout and a new detailed planning application has been submitted for phase 4 of the development. The revised site layout plan is appended to this Note. The key changes relate to:

- The extent of the developable area as the proposed SFA extends on to the golf driving range south of phase 3;
- Introduction of a single soakaway north of phase 3;

3.0 Flood Risk

Flood Risk from main rivers and the sea to the new proposals remain unchanged due to the site still classed as being within Flood Zone 1. The Environment Agency Flood Maps have recently been transferred to the Government Flood Maps System, though use the same modelling which is updated quarterly.

Surface water flood risk to the site is still shown as very low on the flood risk maps produced for the Government, so there has been no increase in flood risk.

The site is still designated as being within a Groundwater Source Protection Zone and on a Major Aquifer High on the EA groundwater vulnerability zones map. No additional ground investigation has been undertaken and no new incidents of groundwater flooding have been observed so the risk of groundwater flooding is unchanged.

No incidents of sewer flooding have been recorded on site and no sewers have been constructed on site so risk of flooding from sewers remains nil.

The site is still shown as not being at risk of flooding from artificial sources on the new Government flood risk maps.

Flood risk to the site has not increased since the time of writing the original FRA.

4.0 Drainage Strategy

The Foul Water Drainage Strategy produced for the original planning application involved the installation of a foul pumping station discharging to a gravity system. This will be confirmed at the detailed design stage.

The Surface Water Drainage Strategy produced for the original planning application involved the installation of eight soakaways which all surface water runoff from highways, roofs and driveways would be discharged to.

The main strategy for surface water drainage has not changed, however because the drainage of Phase 1,2 &3 has already been designed and approved, phase 4 will drain independently to 1 soakaway located north of Phase 3.

5.0 Conclusions

The methodology and approach applied in the original FRA remains valid. Given that there are no changes to the flood risk to the undeveloped site, the main onus of the drainage strategy for the site will be to mitigate flood risk as a result of the development. This is achieved by discharging all surface water runoff to soakaways within the site, resulting in no runoff from the site and therefore no potential increase to flood risk downstream of the development.

A Foul Pumping Station will still be required for foul discharge to existing sewers.

The revised site layout is therefore considered acceptable on flood risk and drainage grounds.