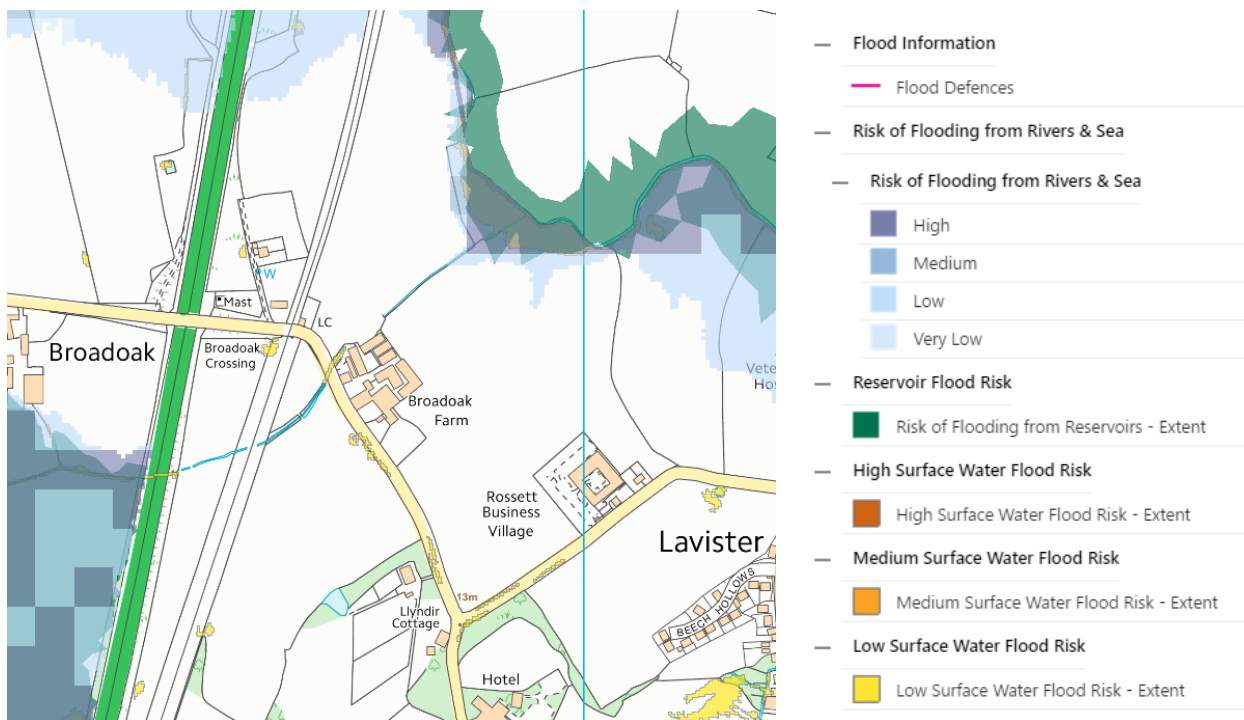


Broad Oak Farm, Rossett – Planning Application

Supplemental Note – FLOOD RISK

The Natural Resources Wales flood map indicates the risk of flooding from rivers and seas, reservoirs and surface water and indicates the location of flood defences. The areas shaded as being within a high risk from flooding represent a 1 in 30 year chance of flooding. The areas at low risk represent a 1 in 100 year and 1 in 1000 year flood zones at risk from flooding. The map extract below shows the flood zones for the local area surrounding Broad Oak Farm and demonstrates that the site is not at risk of flooding from any of the identified sources.

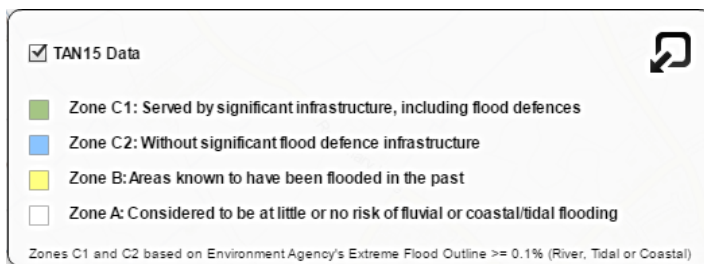
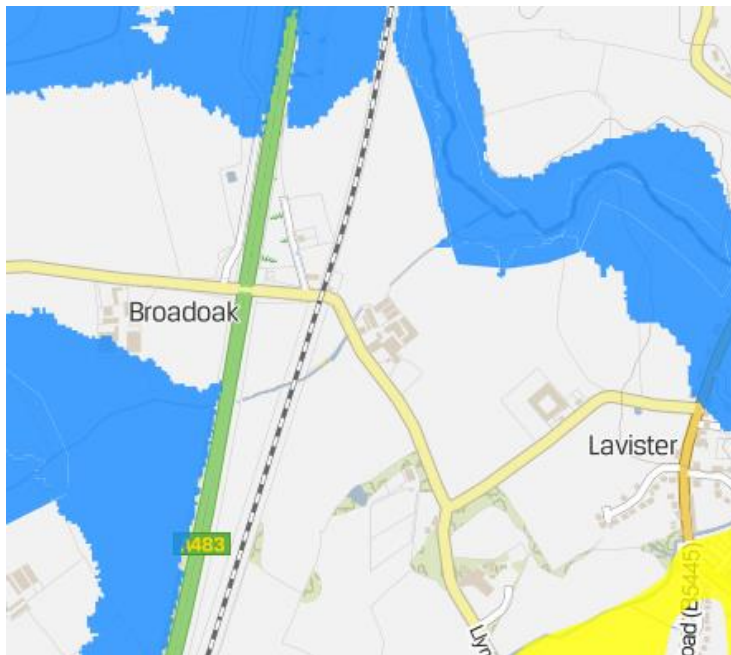


It is important when considering flood risk that factors such as climate change are accounted for, which could add up to 60cm on the potential flood zone level. It is assumed that the predicted 1 in 1000 year flood level for the area, including for climate change would be 10.6 metres. The topographic survey of the site shows that the minimum level is at least 12.3 metres. Development at the site would not be at risk from flooding and is a minimum of 1.7 metres above the predicted 1 in 1000 year flood event, including for climate change.

Technical Advice Note 15 regarding development and flood risk also includes a development advice map (DAM). The DAM shows three development advice zones, A, B, C. Zones A and B are areas of generally low risk (i.e. outside the main river flood plain). Zone C represents the extreme flood outline, and is further subdivided into two zones. These are: C1: described as “Areas of the

floodplain which are developed and served by significant infrastructure, including flood defences.”
And C2: described as “Areas of the floodplain without significant flood defence infrastructure.”

The DAM map illustrates that the site is not located within any identified flood zone, the closest being that of Pulford Brook which stops approximately 180 metres North East of the site.



Surface Water

The site as existing contains large areas of hardstanding, a proportion of which is to be removed to form new residential gardens, soft landscaped areas and permeable parking surfaces. Consequently there will be an improvement upon the current situation and it is considered that surface water can be safely managed by soakaway.

Foul Water

Foul drainage for all dwellings is proposed to be managed by way of a private treatment plant, to be discharged into the culvert which passes north west of the site and subsequently into Pulford Brook. An environmental permit as required by Natural Resources Wales would be applied for and

it would be demonstrated that a discharge into Pulford Brook would not have an adverse impact on the water quality. It is proposed to install a Klargester Biodisc package treatment plant.

This arrangement is considered acceptable in principle and details can be finalised through discussions with the Council / NRW or an appropriately worded planning condition if necessary.