

Mr John Dolman  
Stafford Borough Council  
Planning Department  
Civic Offices  
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Our Ref: NTE2229  
Contact: Mr Daniel Allum-Rooney  
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Date: 29<sup>th</sup> July 2016

Dear Mr Dolman,

## **WESTBRIDGE PARK, STONE – FLOOD RISK ASSESSMENT CONSULTATION RESPONSE.**

I am writing to inform you that a revised Flood Risk Assessment (FRA) completed for the proposed site at Westbridge Park, Stone, has shown that the site is at an acceptable level of flood risk, subject to the recommended flood mitigation strategies being implemented.

A detailed review of modelled flood levels compared to the topographical survey confirm the site to be elevated above the 100 year + 20% climate change flood level, with depths of flooding in the 1000 year event considered minimal. Therefore, based on this information the site is fundamentally within Flood Zone 1, which represents the lowest probability of flood risk.

A blockage assessment of the syphon and culvert associated with the Scotch Brook has also shown that there is minimal risk to the site. Based on Environment Agency modelled flood levels, flood depths reach between 100 and 200mm on the site car park, and do not influence the building footprint.

Other sources of flood risk such as reservoirs, sewer flooding and pluvial runoff have been considered and there is no significant flood risk posed to the site from any other source. Additionally, there is no evidence of historical groundwater flooding within the vicinity of the site according to the Stafford Borough Council Strategic Flood Risk Assessment (SFRA).

As discussed, it is recommended that the proposed finished floor levels should be raised to 86.18m AOD, 300mm above the modelled 100 year + 20% flood levels as this is more than sufficient for any residual risk caused by a syphon blockage, which would be a worst case scenario.

The Sustainable Drainage Statement (SDS) determines that flood risk will not be increased elsewhere. Site runoff is to be restricted to the greenfield rate, providing a betterment to the

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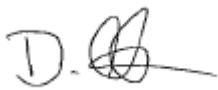
current situation, and appropriate attenuation for the 100 year event, including a 20% allowance for climate change, will be provided on site.

Furthermore, water quality will be improved by providing Sustainable Drainage Systems (SuDS) in the form of filter strips and oil separators.

The revised FRA and SDS will be issued early next week and we are confident that these documents will satisfy the requirements of the Environment Agency.

Should you wish to discuss anything further in the meantime please do not hesitate to get in touch.

Yours faithfully,



Daniel Allum-Rooney  
Team Leader – Nottingham Water

CC Mark Church – Liberty Properties  
Jonathan Burns – DPP UK Ltd