

Flooding

The site lies entirely within Flood Zone 1, meaning it is at the lowest risk of flooding. The Environment Agency's long-term flood risk map identifies most of the site as being at low risk of surface water flooding, with only small, localised areas affected due to minor low spots in the existing ground. These will be addressed through the site's detailed drainage strategy.

Drainage

Surface water from impermeable areas will be collected via a new on-site sewer network and directed into sustainable drainage features, such as attenuation basins or underground crates, designed to mimic natural drainage processes and prevent downstream flooding.

Surface water will discharge at a controlled rate, not exceeding pre-development runoff levels, in accordance with Lead Local Flood Authority requirements. The strategy manages runoff volume, improves water quality, reduces flood risk, and accounts for climate change impacts to ensure resilience against future increases in rainfall.

Ecology

Ecological enhancements will include the creation of a wetland area and new habitats to enhance on-site biodiversity. Existing hedgerows and mature trees will be retained where possible. Additional measures will support individual species, including integrated bat and bird boxes, hedgehog highways, and insect hotels.



Vivara Pro Bird Boxes to be installed onto trees on the site.



Hedgehog Highway fence gaps provided to allow movement between gardens.



Vivara pro Corsica insect hotel

**Flooding,
Drainage &
Ecology**