

Appeal Statement – Flood Risk Matters

Land at Lodge Road, Hurst

On behalf of: Forays Homes



Bellamy Roberts

Document Control Sheet



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Qualifications and Experience

Matthew James Twinberrow

I am an Associate Director at Bellamy Roberts. I hold a Bachelors degree in Civil Engineering from the University of Portsmouth and have over 6 years' experience in flood risk and drainage matters. I have been responsible for dealing with development proposals on behalf of a wide range of private and public sector clients.

Bellamy Roberts operates throughout Great Britain and Northern Ireland, with clients from major public and private sector organisations.

The evidence which I have prepared and provided for this Appeal is true and is given in accordance with all relevant national and local guidance. I can confirm that the opinions expressed are my true and professional views.

Signed: 

Date: 22nd May 2026



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1 Introduction

1.1 My Appeal Statement has been prepared to accompany an Appeal against Wokingham Borough Council's refusal of planning permission for the erection of three dwellings with associated access, parking and landscaping on land at Lodge Road, Hurst.

1.2 The Local Planning Authority's Decision Notice gives six reasons for refusal. Reason for refusal four relates to flood risk matters, the wording is as follows:

Reason for Refusal 4

In the absence of a satisfactory Flood Risk Assessment and the Environment Agency objection, the proposed development has failed to demonstrate it would have an acceptable flooding and drainage impact contrary to Core Strategy policy CP1 and CP3, MDD Local Plan Policy CC09 and CC10 and Section 14 of the NPPF.

1.3 The Environment Agency's consultation response dated 2nd February 2026. The response includes a section titled 'overcoming our objection', which states as follows:

The applicant should submit a revised FRA which addresses the points highlighted above. Specifically, the FRA will need to:

- calculate an appropriate allowance for climate change using those advised in 'Flood risk assessments: climate change allowances'.*
- demonstrate that any loss of floodplain storage within the 1% AEP plus an appropriate allowance for climate change can be directly compensated for to prevent an increase in flood risk elsewhere.*
- demonstrate that finished floor levels are set above the 1% AEP plus climate change flood level to reduce the risk of flooding to people and property.*

1.4 My Appeal Statement addresses Reason for Refusal 4 only. In doing so, it will address the points raised by the Environment Agency. The other reasons are being dealt with by others.

- 1.5** Within this Appeal Statement, I will demonstrate that the flood risk at the Appeal Site has been adequately assessed.

Site Location

- 1.6** The Appeal Site is located on land at Lodge Road, Hurst. The location of the site can be seen at Figure 1.



Figure 1: Site Location Plan

2 Relevant Planning Policy and Guidance

National Planning Policy Framework NPPF – 2024

2.1 Chapter 14 of the NPPF covers climate change, flooding and coastal change.

2.2 Paragraph 170 of the NPPF states:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

2.3 Paragraph 173 states:

A sequential risk-based approach should also be taken to individual applications in areas known to be at risk now or in future from any form of flooding, by following the steps set out below.

2.4 Paragraph 174 states:

Within this context the aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test.

2.5 Paragraph 175 states:

The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk).

2.6 Paragraph 181 states:

When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:

- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) any residual risk can be safely managed; and*
- e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

Planning Practice Guidance – Flood Risk and Coastal Change

2.7 Paragraph 2, 'what is meant by a "design flood"?' (reference ID: 7-002-20220825) states:

This is a flood event of a given annual flood probability, which is generally taken as:

- river flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year); or*
- tidal flooding with a 0.5% annual probability (1 in 200 chance each year); or*
- surface water flooding likely to occur with a 1% annual probability (a 1 in 100 chance each year),*

plus an [appropriate allowance for climate change](#).

2.8 Paragraph 5, 'what to consider when determining whether a proposed development will be safe for its lifetime?' (reference ID: 7-005-20220825) states:

When assessing the safety implications of flood risk for development proposed in a site allocation or planning application, the following should be considered:

- *the characteristics of a possible flood event, including residual risks from flood risk management infrastructure e.g. the type and source of flooding and frequency, depth, velocity, speed of onset and duration;*
- *the safety of people within a building if it floods and also the safety of people around a building and in adjacent areas, including people who are less mobile or who have a physical impairment. This includes the ability of residents and users to safely access and exit a building during a design flood and to evacuate before an extreme flood (0.1% annual probability of flooding with allowance for climate change);*
- *the structural safety of buildings: and*
- *the impact of a flood on the essential services provided to or from a development.*

2.9 Paragraph 20, 'what is a site-specific flood risk assessment?' (reference ID: 7-020-20220825) states:

A site-specific flood risk assessment is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site and should accompany a planning application where prescribed in footnote 55 of the National Planning Policy Framework. The assessment should demonstrate to the decision-maker how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users (see National Planning Policy Framework Annex 3 – Flood Risk Vulnerability.

Developers can use the Environment Agency guidance on flood risk assessments when considering the scope of the assessment.

The objectives of a site-specific flood risk assessment are to establish:

- *whether a proposed development is likely to be affected by current or future flooding from any source;*

- *whether it will increase flood risk elsewhere;*
- *whether the measures proposed to deal with these effects and risks are appropriate;*
- *the evidence for the local planning authority to apply (if necessary) the Sequential Test, and;*
- *whether the development will be safe and pass the Exception Test, if applicable.*

2.10 Paragraph 21, 'what level of detail is needed in a sit-specific flood risk assessment' (reference ID: 7-021-20220825) states:

The information provided in the flood risk assessment needs to be credible and fit for purpose. Site-specific flood risk assessments need to be proportionate to the anticipated degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the Environment Agency's Flood Map and surface water flood risk information on Check the long term flood risk for an area in England. Flood risk assessments need to include the information set out in the flood risk assessment checklist.

A flood risk assessment needs to be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which an application for planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application. For a new development comprising a greater number of houses in a similar location, or one where the flood risk is greater, the local planning authority would need a more detailed assessment.

2.11 Paragraph 27, 'how should the sequential test be applied to planning applications' (reference ID: 7-027-20220825) states:

In applying paragraph 175 a proportionate approach should be taken. Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that occupiers and

users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied.

2.12 Paragraph 47, 'how can you ensure acceptable emergency planning provision' (reference ID: 7-047-20220825) states:

Where access and escape are important to the overall safety of development in areas of flood risk, the local planning authority should consult with emergency planning staff and, where appropriate with the emergency services, unless local standards or guidelines have been put in place in lieu of consultation.

Strategic Flood Risk Assessments and site-specific policies in plans may help to identify relevant locations and developments. Safety considerations can affect the overall design or acceptability of the development. Developers should seek to minimise reliance on emergency services to make development safe.

Access considerations should include the voluntary and free movement of people during a '[design flood](#)', as well as the potential for evacuation before a more extreme flood, considering the effects of climate change for the lifetime of the development. Access and escape routes need to be designed to be functional for changing circumstances over the lifetime of the development. Specifically:

- Access routes should allow occupants to safely access and exit their dwellings in design flood conditions. Vehicular access to allow the emergency services to safely reach the development during design flood conditions will also normally be required in addition to the requirements of the [building regulations](#).*
- Wherever possible, safe access routes should be provided that are located above design flood levels and which avoid flow paths. Where this is not possible, limited depths of flooding may be acceptable, provided that the proposed access is designed with appropriate signage etc. to make it safe. The acceptable flood depth for safe access will vary depending on flood velocities and the risk of debris within the flood water. Even low levels of flooding can pose a risk to*

people in situ (because of, for example, the presence of unseen hazards and contaminants in floodwater, or the risk that people remaining may require medical attention).

- Where a failure of flood risk management infrastructure would result in flooding with a speed-of-onset that would not allow sufficient time for safe access and escape, an internally accessible place of safety, capable of accommodating the likely number of occupants or users of the proposed development should also be provided. Local planning authorities should consider whether the development can be considered safe given the predicted duration of flooding and the vulnerability of occupants/users. In doing so, local planning authorities should account for the likely impacts of flooding on essential services such as electricity, gas, telecommunications, water supply and sewerage. Any place of safety needs to be designed to facilitate rescue in case emergency care is needed or if it is unlikely to be safe for occupants/users to wait until flood waters have receded sufficiently for safe access/escape to be possible.*

Wokingham Borough Local Development Framework Adopted Core Strategy January 2010

2.13

Policy CP1 – Sustainable development, states:

Planning permission will be granted for development proposals that:

- 1) Maintain or enhance the high quality of the environment;*
- 2) Minimise the emission of pollutants into the wider environment;*
- 3) Limit any adverse effects on water quality (including ground water);*
- 4) Ensure the provision of adequate drainage;*
- 5) Minimise the consumption and use of resources and provide for recycling;*
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;*
- 7) Avoid areas of best and most versatile agricultural land;*
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;*
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);*

- 10) Provide attractive, functional, accessible, safe, secure and adaptable schemes;*
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and*
- 12) Contribute towards the goal of reaching zero-carbon developments⁴¹ as soon as possible by:*
 - a) Including appropriate on-site renewable energy features; and*
 - b) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.*

2.14

Policy CP3 – General Principles for development, states:

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b) Provide a functional, accessible, safe, secure and adaptable scheme;*
- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;*

- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and*
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan February 2014

2.15

Policy CC09 – Development and Flood Risk (from all sources) states:

- 1. All sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding. Proposals must be consistent with the guidance in paragraphs 99-104 of the National Planning Policy Framework (NPPF); the Technical Guidance to the NPPF and demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal.*
- 2. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development.*
- 3. Development must be guided to areas of lowest flood risk by applying the sequential approach taking into account flooding from all sources and shall ensure flood risk is not worsened for the application site and elsewhere, and ideally that betterment of existing conditions is achieved. The sequential test will not be required if at least one of the following applies:*
 - a) Replacement of an existing single residential property. However, the replacement property should, where possible, be located on the part of the site at lowest risk*
 - b) Conversions and change of use unless it involves a change to a more vulnerable class*



- ## 2.16 Policy CC10 – Sustainable Drainage states:

- Page 11



- b) Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits*
- c) Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)]*
- d) Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer.*

3 Flood Risk Assessment

River/Sea Flooding

3.1 Environment Agency mapping shows that the southern half of the site is flood zone 2. There is a small area along the eastern site boundary within flood zone 3 and the remainder of the site in flood zone 1. The Environment Agency's flood map for planning is presented at **Appendix 1** and an extract of this is provided at Figure 2 for reference.

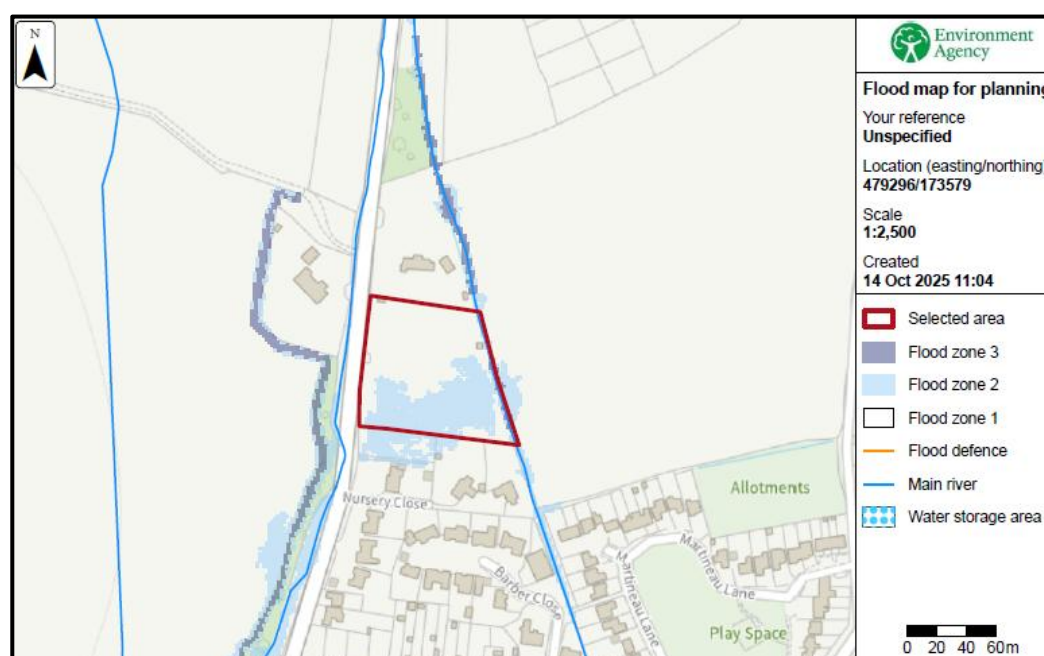


Figure 2: Flood Map for Planning – Present Day (Source: EA)

3.2 The Environment Agency's flood map for planning includes a climate change layer (2070 to 2125). This shows no change to the risk of flooding at the site which can be seen at Figure 3.

3.3 Flood zones plus climate change uses the following climate change allowances:

- peak river flow 'central' allowance, based on the 50th percentile for the 2080s epoch (2070 to 2125).
- sea and tidal flooding 'upper end' allowance to account for cumulative sea level rise to 2125, based on the 95th percentile.

3.4 The impacts of climate change have therefore been taken into account, in accordance with the Environment Agency's requirements.

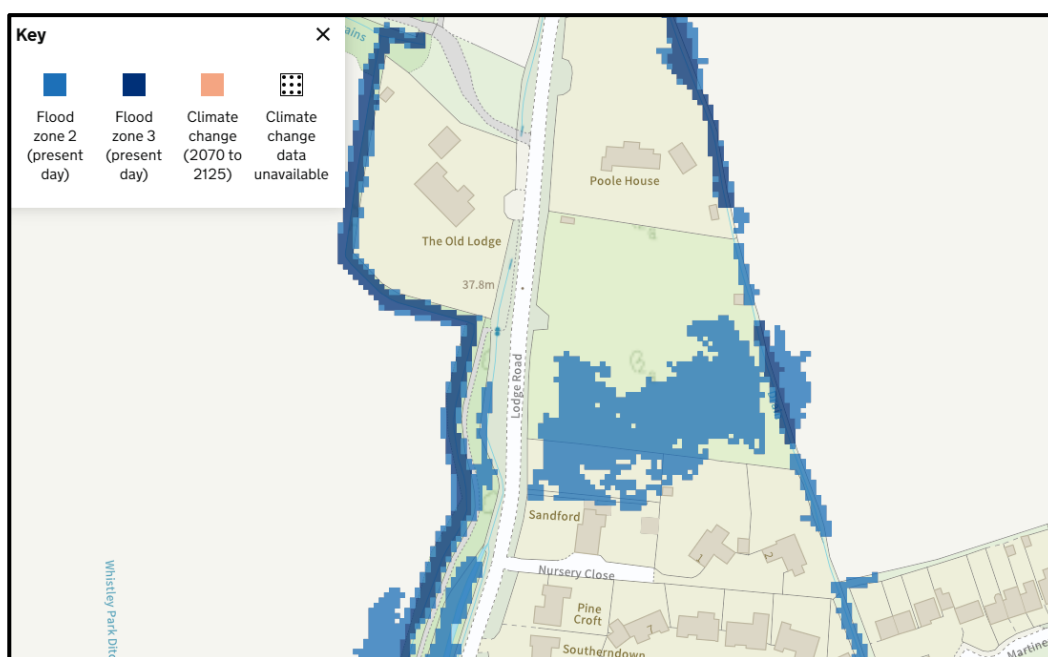


Figure 3: Flood Map for Planning – Climate Change (Source: EA)

3.5 The proposed dwellings have been sequentially located within the site to avoid the area identified as being within flood zone 3. A plan showing the extent of flood zone 2 in relation to the proposed dwellings is presented at **Appendix 2**. It is evident that the proposed dwellings are located in flood zone 1, along with the proposed site access.

3.6 Part of the proposed carriageway south of plot 3 is located with an area at risk, however the depth of flooding in this location will be approximately 120mm. The flood water will not be fast moving at this location therefore would be easily traversable in a vehicle and on foot with the appropriate footwear.

3.7 Paragraph 023 of the flood risk and coastal change ppg (Reference ID: 7-023-20220825) states that *“avoiding flood risk through the sequential test is the most effective way of addressing flood risk because it places the least reliance on measures like flood defences, flood warnings and property level resilience features.”* The proposal will not be reliant on flood defences, flood warnings or property level resilience to make the development safe in flood risk terms.

3.8 The proposed carriageway level at this location will be no greater than the existing carriageway level, therefore there will be no increase in flood risk off-site.

3.9 Whilst there is a requirement for application of the sequential test in accordance with paragraph 175 of the NPPF, the risk from this source of flooding to future occupiers will be very low. All proposed dwellings, including their respective accesses and indeed the main site access are not located in an area at risk of flooding from this source.

Surface Water Flooding

3.10 In addition to fluvial flooding, surface water flooding must also be considered. This often occurs when intense, often short duration rainfall is unable to soak into the ground or enter the local drainage system. It is made worse when soils are saturated so that they cannot accept any more water. This type of flooding is usually short lived, localised and associated with heavy downpours of rain, and often has very little warning before it occurs. The amount of runoff is also a function of geology, slope, climate, rainfall, saturation, soil type, urbanisation and vegetation.

3.11 With regard to current national guidance, paragraph 175 of the NPPF states that:

"The sequential test should be used in areas known to be at risk now or in the future from any form of flooding, except in situations where a site-specific flood risk assessment demonstrates that no built development within the site boundary, including access or escape routes, land raising or other potentially vulnerable elements, would be located on an area that would be at risk of flooding from any source, now and in the future (having regard to potential changes in flood risk)."

3.12 In applying paragraph 175, the recently updated flood risk and coastal change planning practice guidance advises that a proportionate approach be taken:

"Where a site-specific flood risk assessment demonstrates clearly that the proposed layout, design, and mitigation measures would ensure that

occupiers and users would remain safe from current and future surface water flood risk for the lifetime of the development (therefore addressing the risks identified e.g. by Environment Agency flood risk mapping), without increasing flood risk elsewhere, then the sequential test need not be applied."

3.13 The southern part of the site is at risk from surface water flooding and plans showing the extent of this risk (low, medium and high) overlaid onto the proposed site plan are presented at **Appendix 3**. It can be seen that no dwellings will be located within those areas identified as being at risk of surface water flooding. Occupiers and users will remain safe from current and future surface water flood risk for the lifetime of the development. Therefore it is not necessary for the sequential test to be applied with regard to surface water flood risk.

Groundwater Flooding

3.14 With reference to Appendix A of the Wokingham Strategic FRA, the site is not identified as being within an area that is susceptible to groundwater flooding.

Historic Flooding

3.15 According to DEFRA mapping, the Appeal Site has not previously been subject to flooding. This is shown at Figure 4.

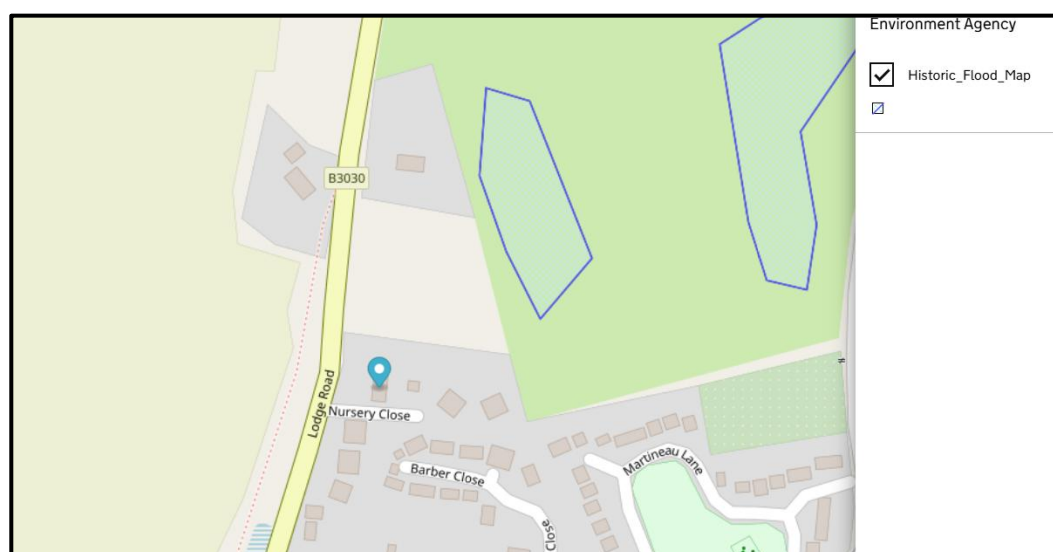


Figure 4: Historic Flooding (Source: DEFRA)

4 The Proposal

- 4.1** The Appeal Site proposes the construction of three detached dwellings on land at Lodge Road, Hurst.
- 4.2** Within their consultation response, the Environment Agency sets out their requirement for it to be demonstrated that any loss of floodplain storage within the 1% AEP event plus an appropriate allowance for climate change can be directly compensated for to prevent an increase in flood risk elsewhere and that finished floor levels are set above the 1% AEP plus climate change flood level to reduce the risk of flooding to people and property.
- 4.3** The Environment Agency go on to state that *"conservative flood levels for the 3.3% annual exceedance probability (AEP) and the design flood level could be agreed using the information available on the Flood Map for Planning alongside a site-specific topographical survey. Based on these agreed levels, the finished floor levels and floodplain compensation storage should then be assessed accordingly."*
- 4.4** The 3.3% AEP event refers to surface water flooding and having considered the flood extents for this return period alongside the topographical survey of the site, I have calculated the design flood level to be **37.26m AOD** because surface water flooding during the 3.3% AEP is generally not shown to occur above this level.
- 4.5** In addition, the flood zone 2 (1 in 1000 year) extent has also been considered. Mitigation would typically only be designed to the 1 in 100 year plus climate change event, as the 'design flood event' (which is akin to future flood zone 3).
- 4.6** Having reviewed the flood zone 2 extents and the topographical survey, this gives a slightly higher design flood level of **37.36m AOD**. This would represent a more conservative assessment and is considered to be robust when considering appropriate finished flood levels (FFLs) and flood compensation.

- 4.7** The proposed dwellings, including their respective access and escape routes, and the main site access, are located outside of the areas at risk of flooding.
- 4.8** The proposed finished floor levels (FFLs) will be set at a minimum of 250mm above the adjacent level and in this regard will be above the maximum flood level. The minimum FFLs for the three units will be 37.69 (Plot 3) and 37.79 (Plots 1 and 2).
- 4.9** The proposed minimum FFLs are shown on the plans presented at [Appendices 2 and 3](#).
- 4.10** Flood compensation is therefore not required for this element of the proposed development.
- 4.11** Whilst the proposed attenuation basin is located within flood zone 2 and the area shown to be at risk from surface water flooding, areas of flood compensatory storage were identified on drawing 6244/001 rev. A submitted alongside the Flood Risk Assessment and presented at [Appendix 4](#), for reference.
- 4.12** The attenuation basin has a rim level of 37.25mAOD. This was based on the likely depth of flooding at this specific location.
- 4.13** Based on design flood level of 37.36m AOD calculated above, the rim level will be increased to this level (minimum). An appropriate freeboard, if necessary, can be agreed with the EA/LLFA via a suitably worded planning condition.
- 4.14** The loss of floodplain storage to facilitate the attenuation basin can be directly compensated for within the application site and will not increase flood risk elsewhere.
- 4.15** In accordance with the NPPF and flood risk and coastal change planning practice guidance, my Appeal Statement has demonstrated that the proposed layout and design would ensure that occupiers and users would remain safe from



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current and future flood risk for the lifetime of the development without increasing flood risk elsewhere.

5 Summary & Conclusion

- 5.1** I have considered Reason for Refusal 4 and the consultation response from the Environment Agency and have addressed this within my Evidence.
- 5.2** The risk of fluvial and surface water flooding has been considered and it has been demonstrated that:
- An appropriate allowance for climate change has been considered;
 - Any loss of floodplain storage has been directly compensated for; and
 - Finished floor levels will be set above the 1% AEP plus climate change flood level.
- 5.3** My evidence has shown that the Appeal Scheme accords with all relevant national and local policies as set out in the NPPF; planning practice guidance; Wokingham Borough Local Development Framework Adopted Core Strategy; and Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan.
- 5.4** In accordance with the NPPF in that the development can be made safe for its lifetime without increasing flood risk elsewhere.
- 5.5** I therefore concluded that the Appeal Scheme is appropriate in flood risk terms and should therefore not be prevented or refused on such grounds.

APPENDICES

APPENDIX 1

EA Flood Map for Planning

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
479296/173579

Created
14 October 2025 11:03

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference

Unspecified

Location (easting/northing)

479296/173579

Scale

1:2,500

Created

14 Oct 2025 11:04

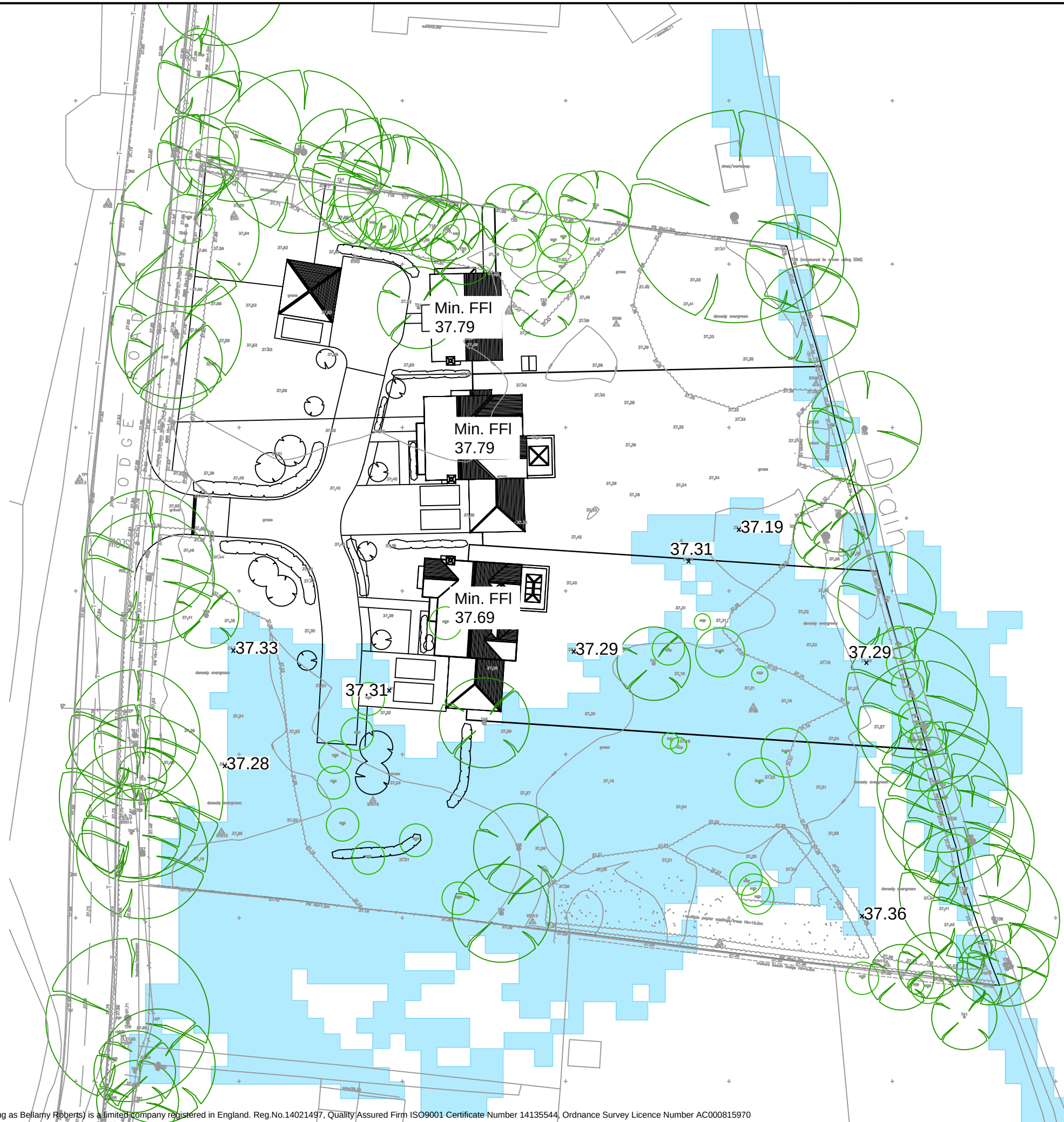
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



0 20 40 60m

APPENDIX 2

Fluvial Flood Risk (6244/003 Rev. C)



Notes

Flood Zones

Flood Zone 2

C	Site updated	BF	MT
B	Site updated	BF	MT
A	Site updated	JCB	MT
REVISION	AMENDMENT	DRN	DATE



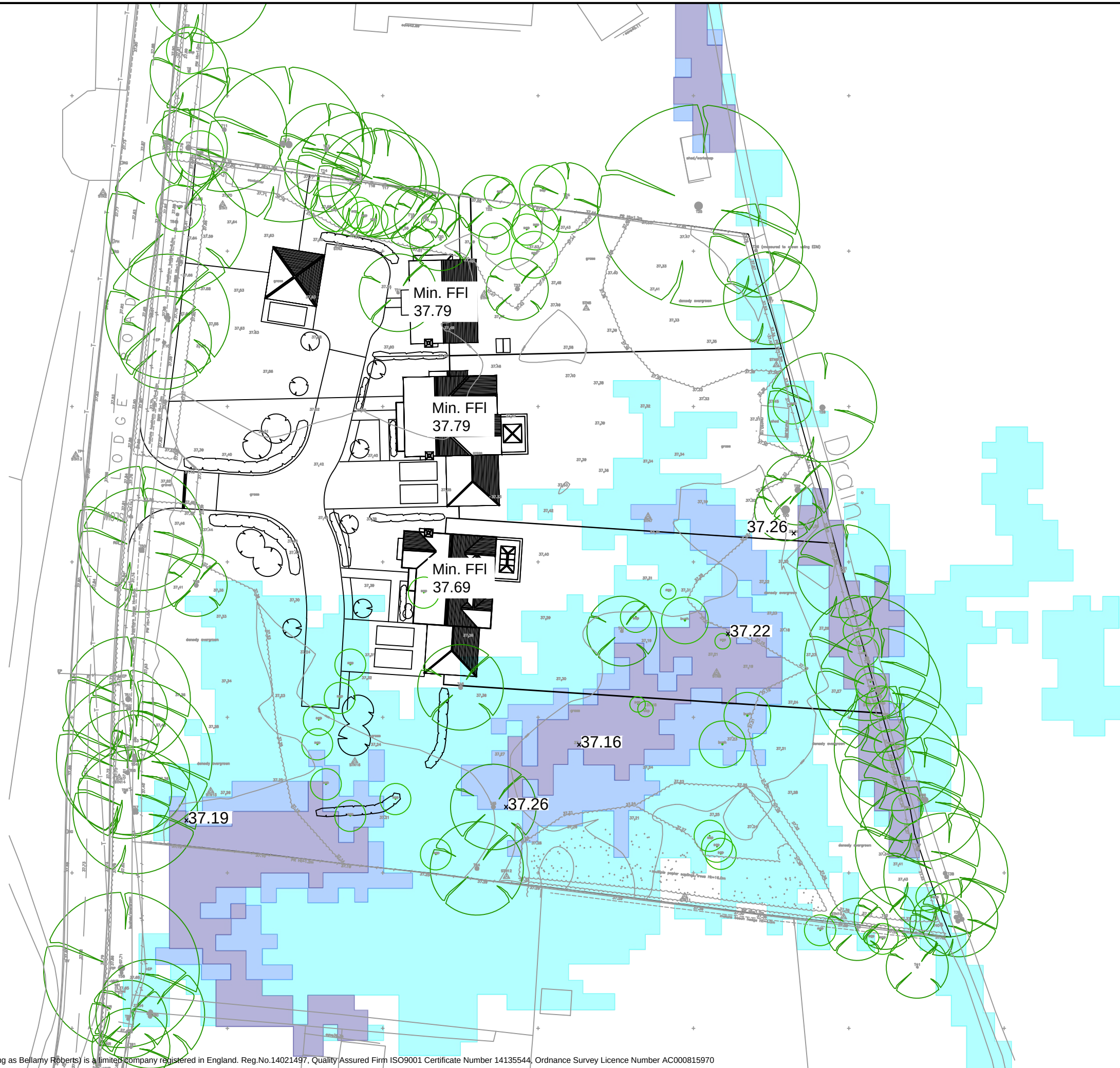
Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT	Forays Homes
PROJECT	Lodge Road, Hurst
TITLE	Flood Zones

DRAWN BY	MB	DESIGN BY	-	CHK BY	MT
DATE	01/05/25	DRAWING No.	6244 / 003	REV No.	C
SCALE	1:500 @ A3				

APPENDIX 3

Surface Water Flood Risk (6244/002 Rev. C)



Notes

Surface Water Flooding

- 1 in 10
- 1 in 100
- 1 in 1000

C	Site updated	JCB	BF	MT
B	Site updated	JCB	BF	MT
A	Site updated	JCB	BF	MT
REVISION	AMENDMENT	DRN	DATE	CHK



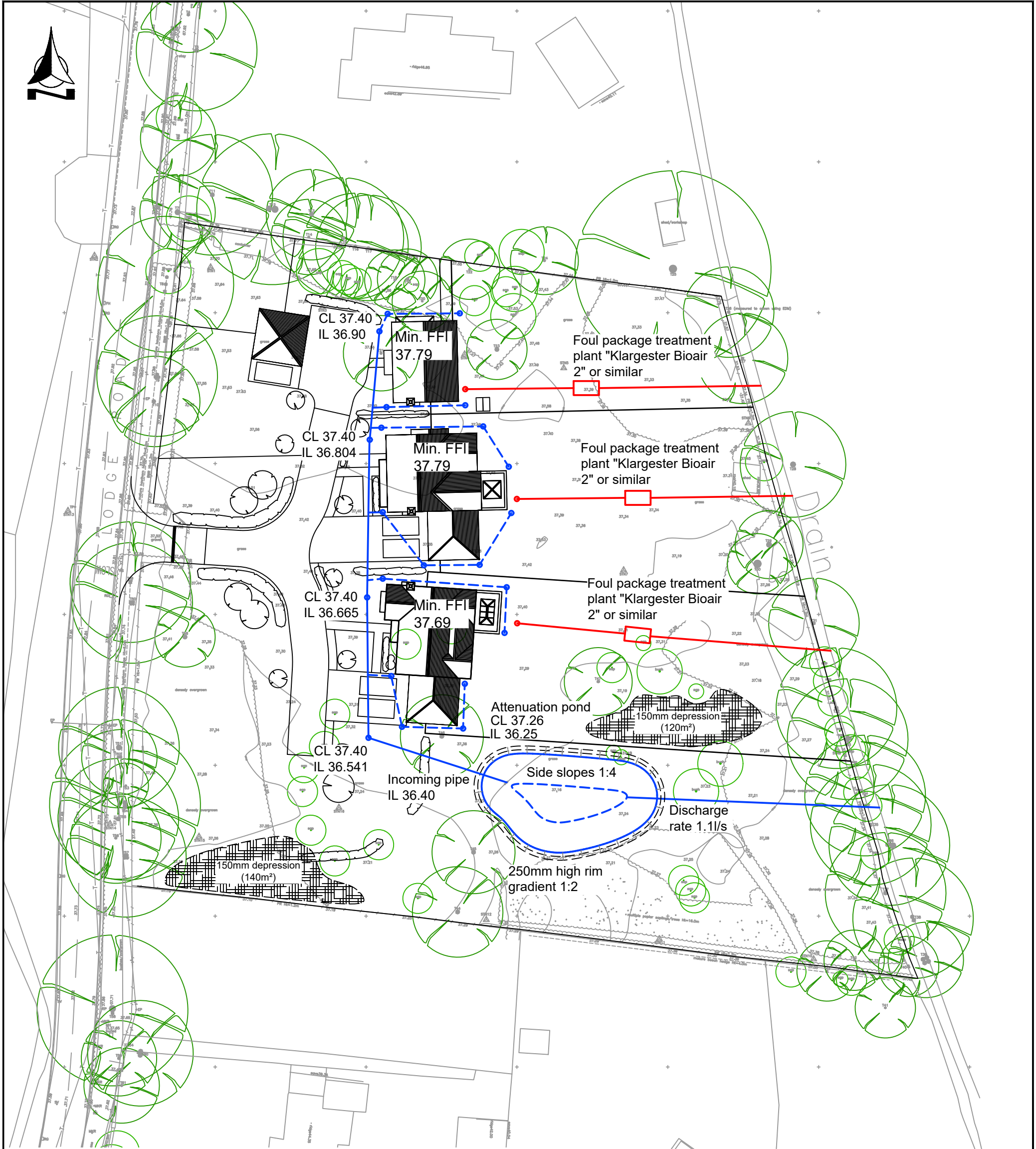
Bellamy Roberts
Clover House
Western Lane
Odiham
Hampshire, RG29 1TU
Tel: 01256 703355
Email: info@bellamyroberts.co.uk

CLIENT	Forays Homes
PROJECT	Lodge Road, Hurst
TITLE	Surface Water Flooding

DRAWN BY	MB	DESIGN BY	-	CHK BY	MT
DATE	01/05/25	DRAWING No.	6244 / 002	REV No.	C
SCALE	1:500 @ A3				

APPENDIX 4

Surface Water Drainage Strategy (6244/001 Rev. C)



Notes

Do not scale this drawing

This drawing shall be read in conjunction with all other relevant Engineering, Architectural, Landscaping details, drawings and specifications and all relevant Highway Authority Plans.

Any works constructed prior to technical design or approval are at the contractors own risk. This drawing should not be used for construction.

All parking spaces are to be permeable

Infiltration is not expected on site, an attenuation basin is being proposed with the capacity to store the surface water runoff from an impermeable area of 1120m² discharged at a controlled rate of max 1.1l/s

- Proposed foul sewer
- Surface water sewer

REVISION	AMENDMENT	DRN	DATE	CHK
A	Site layout and design updated	JCB	14/10/25	MT
B	Site layout and design updated	BF	MT	MT
C	Site layout and design updated	BF	MT	MT



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CLIENT			Forays Homes		
PROJECT			Lodge Road, Hurst		
TITLE			Drainage Strategy Surface and Foul Water Proposals		
DRAWN BY		DESIGN BY		CHK BY	
JCB		-		MT	
DATE		DRAWING No.		REV No.	
20/03/25		6244 / 001		C	
SCALE					
1:500 @ A3					



HIGHWAY, TRANSPORTATION AND
INFRASTRUCTURE CONSULTANTS

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