

TECHNICAL REPORT

Prepared on behalf of Bellway Homes Ltd

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

Project Name	Land To The West of Ashington
Planning Ref	DC/23/0406
Client	Bellway Homes Ltd
Project Ref	2108611
Report Ref	Flood Risk Assessment - Addendum
Date	01/09/2025

DOCUMENT CONTROL

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED
A	PRELIMINARY ISSUE	JM	JM	BB
B	ISSUED FOR PLANNING	GA	JM	BB

Rev B Changes: Change of flood zone designation in Section 2.0 and new section added (2.1) to elaborate on modelling results

DISTRIBUTION

This report has been prepared for the exclusive use of **Bellway Homes**. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Ardent Consulting Engineers.

1.0 INTRODUCTION

1.1 Purpose of Technical Note

The ongoing planning application has been adapted to suit consultee feedback in recent months. As a result of recent changes, the number of dwellings has reduced from 180 to 152, through a reduction in density and change in house types.

This technical note sets out how these changes affect the flood risk assessment and drainage strategy developed to date.

1.2 Development Planning History – Flood Risk and Drainage

The initial Flood Risk Assessment (FRA) was submitted as part of a full planning application in February 2023. The FRA assessed the existing flood risk, how the development meets planning policy and set a strategy for managing drainage on site.

Following submission, a “no objection” was received from Horsham’s local drainage officer in March 2023.

Subsequently, West Sussex County Council (WSCC) superseded Horsham as the lead local flood authority (LLFA) in 2023, reviewing live applications. As a result, a holding objection was recommended by WSCC subject to further information.

The key items discussed were:

- Further consideration of surface water flow paths through existing watercourses
- Clarifications on items such as easements, exceedance routes and existing levels
- Updated calculations to the latest FEH22 methodology and updated strategy to suit

- Updated calculations to include 3.33% AEP climate change, surcharged outfall

1.3 Current Status

In response to the requests of the LLFA, the Flood Risk Assessment was updated to Revision D in June 2024 to address the items raised.

Alongside the updated FRA, a standalone Hydraulic Modelling Report was produced to determine the baseline hydrology and demonstrate the post development scenario has no detrimental effect to flood risk offsite.

WSCC issued an updated "No Objection" response in July 2024 confirming the development was in accordance with the NPPF and Local Planning Policy 38.

The following sections assess each area of the FRA to ensure the development is still compliant with the previous strategy and feedback.

2.0 FLOOD RISK

There have been minor changes to the NPPF in relation to Flood Risk since the No Objection letter was issued in July 2024. There are no fundamental changes to how flood risk is assessed or modelled.

Changes to the development proposals have no bearing on the assessment of *existing* flood risk on site. The original assessment still stands and is as follows:

Fluvial – Up until recently the entire site was indicated as Flood Zone 1 on the Environment Agency's 'Flood Map for Planning'. The EA maps were recently updated and parts of the site are now shown to be located in Flood Zones 2 or 3. However, the flood risk associated with those Flood Zones does not originate from a Main River and therefore Ardent's site specific Surface Water Modelling that was submitted with the application represents flood risk in the area more accurately and supersedes the EA Flood Map for Planning. The modelling was undertaken in line with EA guidance and therefore the change in flood maps does not effect the proposed development. Refer to Section 2.1 for model details.

Groundwater – The ground conditions are unchanged and considered 'unproductive'

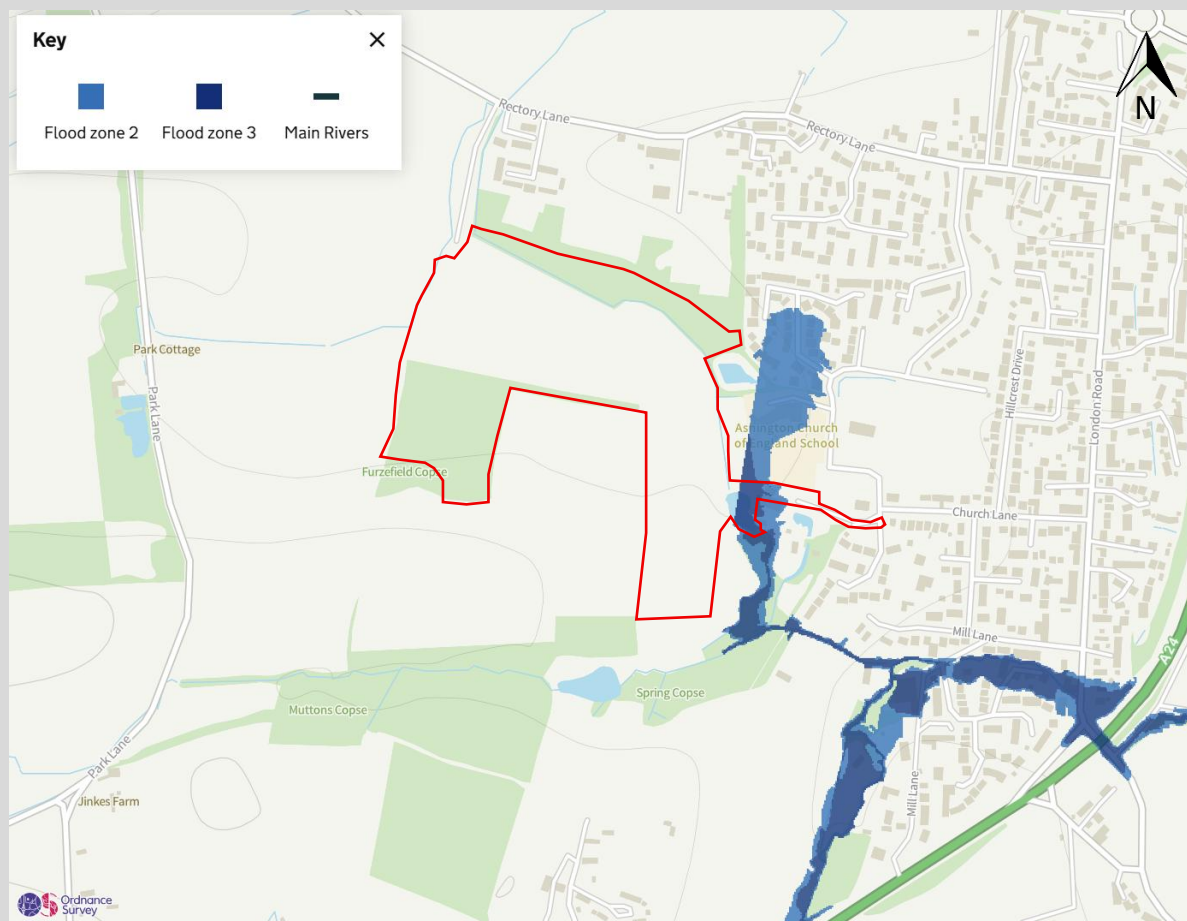
Surface Water – Long Term flood risk maps have been updated since submission, which show areas of flood risk along watercourses as previously indicated. As above, the detailed hydraulic

modelling undertaken by Ardent takes precedence over online mapping as local modelling is more accurate, therefore the development extents remain the same.

Artificial Sources - the Site is not within an area at risk of flooding from reservoirs, canals or other artificial water bodies.

2.1 Flood Map for Planning Updates

As mentioned above the updated EA Flood Map for Planning shows part of the site is located in Flood Zone 3 as shown in the image below.



Predicted flood outlines do not include the watercourses located within the site and seem to be part of a model domain which starts further downstream of the site. Hence the flood risk outline affecting the site's access is as a result of flood water inaccurately 'glasswalling' at the edge of the model domain.

As these watercourses are not designated as Main Rivers, the site specific hydraulic modelling built by Ardent in June 2024 represents flood risk on site more accurately. (Refer to **Appendix A** for the Hydraulic Modelling **Report Ref. 2305490-06**).

The baseline model demonstrates that flows are largely contained within the watercourse along the eastern boundary, though a wider area of flooding is modelled to occur in the north of the site during all modelled events. A flow path is modelled to enter the centre of the site from the south and flow overland towards the watercourse along the northern boundary, with depths of up to approximately 0.26m predicted along this flowpath. To the west of the site an overland flow path is predicted to form within the site boundary in an area of woodland, joining a larger flow path from the southwest that is largely conveyed along the site boundary.

The proposed development scenario has been represented in the model, incorporating the proposed levels strategy and flood risk mitigation measures. These measures include ground level reprofiling along the eastern boundary of the site and through the centre, a flood attenuation area, and upsizing the existing culvert under the access road. The existing watercourse is also realigned around a proposed drainage basin in the north of the site.

NOTE: The proposed basin and realigned watercourse in the northern area has been included in the detailed modelling and the results demonstrate no detrimental impact.

The results demonstrate the proposed development is not predicted to have a detrimental impact on flood risk to third party land, with slight decreases in flood depths offsite predicted ranging from approximately 9mm downstream of the site to up to 600mm to the east.

Furthermore, Figure 6-1 of the modelling report shows the reduced flood risk associated with the access for the 100 year + climate change event. Figure 6-4 demonstrates very low hazard in this location therefore safe access/egress is available and no flood emergency plans are required.

3.0 DRAINAGE

3.1 Design Parameters

As the existing site is unchanged, the topography, ground conditions, existing catchments and assessment of greenfield runoff is unchanged.

TECHNICAL REPORT

Prepared on behalf of Bellway Homes Ltd

ARDENT
CONSULTING ENGINEERS

AN EMPLOYEE OWNED COMPANY

There have been no changes to the NPPF or Local Planning Policy in relation to Drainage since the No Objection letter was issued in July 2024.

The latest calculations use FEH2022 which is the latest methodology and climate change allowance remain the same.

The new layout with less units will generate less trips overall, reducing the potential risk of contamination. Though the site will still fall in the same risk category so there is no change to the suds treatment indices set out in the FRA.

Exceedance routes will remain similar as previously noted.

Maintenance requirements of the drainage features will remain unchanged and be maintained as per the FRA. The updated site plan allows a 3m maintenance zone for the watercourse in line with the previous strategy.

3.2 Updated Site Layout

Site Layout (062009-BEL-SL-01-D) used in the current drainage strategy:



Site Layout (062009-BEL-SL-01-E) with reduction in units:



The quantum of development has reduced to address comments from the LPA design officers. As the unit mix has changed and plots have been substituted, the development parcels are almost identical, with larger detached houses and gardens in place of smaller terraces.

As a whole, the main highways and access routes have remained unchanged. The levels and drainage design along the infrastructure will therefore be very similar to the previous design intent, and final designs will be submitted at detailed design stage to address appropriate planning conditions.

As the density has reduced, there will be a reduction in impermeable area entering the system. There will therefore be less volume required in the attenuation features and the previous strategy will be adequate to drain the site. Final pipe sizes, gradients, and attenuation volumes will be confirmed at detailed design stage in line with the approved drainage strategy and site plans.

3.3 Foul Water

The reduced scheme will generate less demand for water and discharge less foul sewerage than the previous scheme. The strategy of pumping from the NW back to the access will remain unchanged and the new scheme will have no additional impact on existing capacity the network.

4.0 Conclusion

The key principals of development remain unchanged. The proposals have been assessed against the latest planning requirements, flood risk and drainage requirements and are considered to be policy compliant in line with previous discussions with the LLFA.

We would expect any further drainage modelling or design to be undertaken at detailed design stage in coordination with approved plans.

Appendix A
Ardent Hydraulic Modelling Report

Bellway Homes Ltd (South London)

Land off Church Lane, Ashington

Hydraulic Modelling Report

**REPORT REF.
2305490-06**

June 2024

HEAD OFFICE: 3rd Floor, The Hallmark Building, 52-56 Leadenhall Street, London, EC3M 5JE **T** | 020 7680 4088

EDINBURGH: Suite 35 4-5 Lochside Way Edinburgh EH12 9DT **T** | 0131 516 8111

ESSEX: 1 - 2 Crescent Court, Billericay, Essex, CM12 9AQ **T** | 01277 657 677

KENT: Suite 10, Building 40, Churchill Business Centre, Kings Hill, Kent, ME19 4YU **T** | 01732 752 155

MIDLANDS: Office 3, The Garage Studios, 41-43 St Mary's Gate, Nottingham, NG1 1PU **T** | 0115 697 0940

SOUTH WEST: Temple Studios, Bristol, England, BS1 6QA **T** | 0117 456 4994

SUFFOLK: Suffolk Enterprise Centre, 44 Felaw Street, Ipswich, IP2 8SJ **T** | 01473 407 321

Contents	Page
1. Introduction	1
2. Hydrological Assessment.....	2
3. Baseline model build	4
2D build	4
1D build	5
Boundary conditions	6
Assumptions / limitations	7
4. Baseline modelling results.....	9
Model stability.....	10
5. Post development model scenario	11
Model updates.....	11
6. Post development modelling results.....	14
Comparison Mapping	16
Hazard Ratings.....	17
Model stability.....	18
7. Summary and recommendations	19
Recommendations	20

Appendices

Appendix A – Sensitivity Analysis

Appendix B – 3.3% AEP ReFH2 outputs

Appendix C – Site topographic survey

Appendix D – Proposed Masterplan and Levels Strategy

Figures

Figure 1-1: Site location plan and EA surface water flood mapping	1
Figure 2-1: Estimated catchment boundary	2
Figure 3-1: 2D Model schematic	4
Figure 3-2: 1D Model schematic	6
Figure 3-3: Model boundaries	7
Figure 4-1: Baseline model flood extents	9

Figure 4-2: Peak modelled depths – 1% AEP plus 45% climate change.....	10
Figure 5-1: Post-development model schematic	11
Figure 6-1: Post-development peak modelled flood extents	14
Figure 6-2: Post-development peak depths and levels - 1% AEP plus 45% CC.....	15
Figure 6-3: Change in peak flood depths – 1% AEP plus 45% climate change	17
Figure 6-4: Post-development peak flood hazard – 1% AEP plus 45% CC	18

Tables

Table 3-1: 2D Manning's 'n' roughness values	5
--	---

Document Control Sheet

REV	ISSUE PURPOSE	AUTHOR	CHECKED	APPROVED	DATE
-	DRAFT	JA	GA	DRAFT	
-	FINAL	JA	GA	BC	06-06-24

Distribution

This report has been prepared for the exclusive use of Bellway Homes Ltd (South London). It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Ardent Consulting Engineers.

1. Introduction

1.1. Ardent Consulting Engineers (hereafter referred to as Ardent) has been instructed by Bellway Homes Ltd (South London) to undertake surface water hydraulic modelling to support a proposed development at Land off Church Lane, Ashington.

1.2. The site location is shown in **Figure 1-1**. The proposed development consists of 180 residential units with public open space, including a sports pavilion and sports pitches. A ditch watercourse runs along the eastern site boundary, flowing north before heading west through the north of the site and exiting the site boundary in the northwest corner. A second ditch watercourse runs along the western site boundary, also flowing northwards. Additionally, a series of small drainage ditches are located around the site.

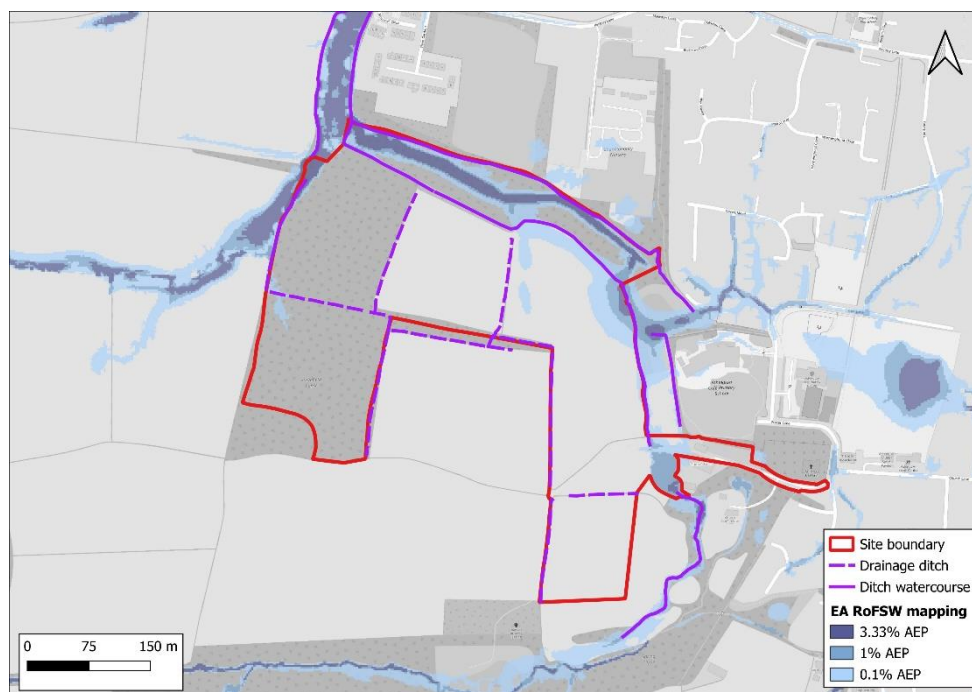


Figure 1-1: Site location plan and EA surface water flood mapping

1.3. Existing Environment Agency mapping of surface water flood risk does not follow the local topography through the site and is assumed to be inaccurate (see **Figure 1-1**).

1.4. Therefore, a detailed 1D-2D linked direct rainfall-runoff model has been developed using TUFLOW software to refine the understanding of surface water flood risk to the site, inform potential flood risk mitigation measures and demonstrate the impact of the development on flood risk to third party land.

2. Hydrological Assessment

2.1. To inform the hydraulic modelling and assess surface water flood risk to the site, rainfall hyetographs were derived to input to the model.

2.2. FEH22 catchment descriptor data was obtained from the Flood Estimation Handbook (FEH) Web Service for the catchment covering the study site, hereafter referred to as the 'Northern Catchment'. Analysis of 1m EA LIDAR DTM flown in 2019 showed that during an extreme flood event flows from a neighbouring catchment to the south could also be conveyed into the watercourse running adjacent to the site ('hereafter referred to as the 'Southern Catchment').

2.3. A catchment analysis was undertaken using catchment delineation tools within QGIS to determine the catchment area draining to the site based on the 1m EA LIDAR DTM flown in 2019. The refined Northern and Southern Catchments were merged to provide a single study catchment for use in the hydrological assessment and is shown in **Figure 2-1**. The merged catchment has an area of 2.23km².

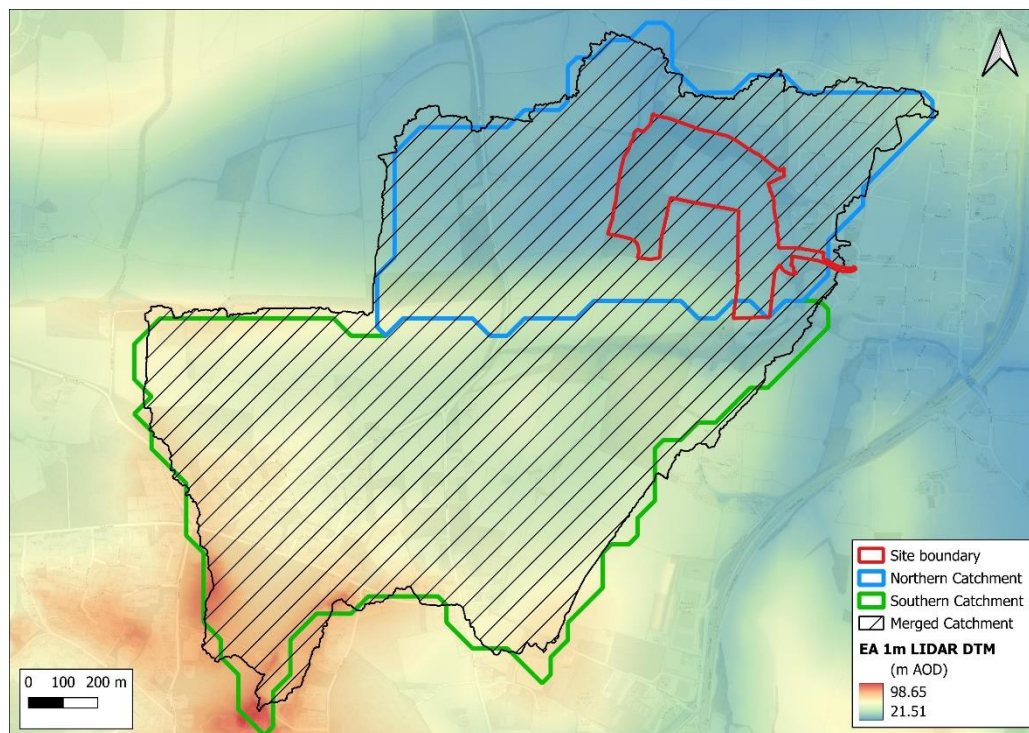


Figure 2-1: Estimated catchment boundary

2.4. The FEH22 data was inputted to the Revitalised Flood Hydrograph 2 (ReFH2) software, which was used to derive rainfall hyetographs for the 3.33%, 1%, and 0.1% Annual Exceedance Probability (AEP) events. As rainfall losses were to be derived within the hydraulic model (see Section 3), only the catchment descriptors that influence the design rainfall were updated. The catchment area was updated to

that of the merged catchment, with the SAAR value of 879 from the Southern Catchment used as the higher of the two catchments to give a conservative estimate of flood risk.

- 2.5. Rainfall hyetographs were also derived for the 1% AEP event uplifted by 45% to account for the potential impacts of climate change, in line with the latest EA guidance for the 2070s epoch upper end allowance in the Arun and Western Streams Management Catchment¹.
- 2.6. A winter storm profile was used to derive the hyetographs as the area upslope of the site is almost entirely rural.
- 2.7. The default storm duration for the catchment is 4.5 hours. Hyetographs were also derived for a 1.5-hour, 2.5-hour, 3.5-hour and 5.5-hour storm duration, with all four durations tested within the model for the 1% AEP plus 45% climate change event in the post-development model. The duration testing found the 2.5-hour storm event resulted in the highest peak flood depths at key locations in the site, with this therefore used as the final design storm duration.
- 2.8. The design rainfall was exported from ReFH2, with losses, then applied within the model domain. An example ReFH2 report for the 3.33% AEP event is provided in **Appendix B**, including details of the descriptor data.

¹ Colne Management Catchment peak rainfall allowances, Environment Agency. Available: <https://environment.data.gov.uk/hydrology/climate-change-allowances/rainfall?mgmtcatid=3004>

3. Baseline model build

3.1. The baseline model has been built using the hydraulic modelling software TUFLOW.

All scenarios have been run using the latest version of the software 2023-03-AC-iSP-w64.

2D build

3.2. A 2D model schematic is shown in **Figure 3-1**.

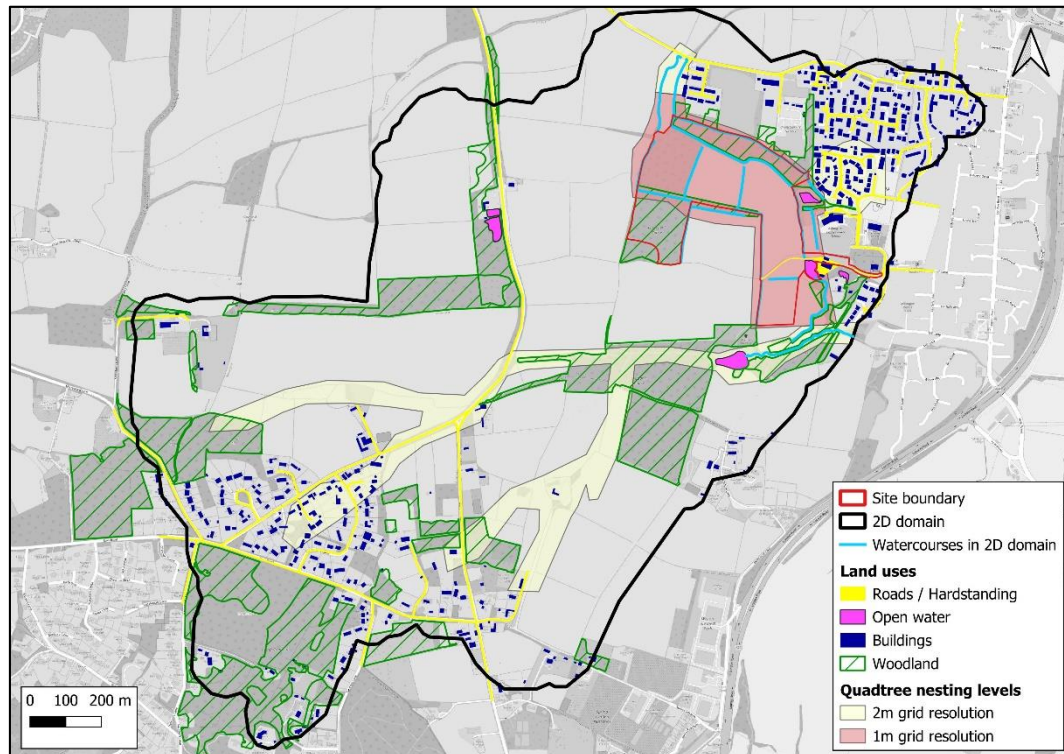


Figure 3-1: 2D Model schematic

3.3. Watercourses and the wider catchment are represented in the 2D domain, which covers an area of 2.68km², including the entire catchment derived in **Section 2**.

3.4. The ground model at the site has been informed using topographic survey collected in December 2021 by Maltby Surveys Ltd (see **Appendix C**). Elevations across the wider catchment were derived from the 2019 EA 1m LIDAR DTM.

3.5. A 4m cell size has been applied across the model with Quadtree used to refine this to a 2m grid size along flow paths upstream of the site and a 1m grid size within the vicinity of the site. Sub-grid sampling has been enabled within TUFLOW, ensuring surface water flow paths were adequately represented.

3.6. Different land uses derived from topographic survey and OS VectorMapping across the model domain have been assigned roughness values within the 2D domain (see **Figure 3-1**). The values applied are shown in **Table 3-1**.

Table 3-1: 2D Manning's 'n' roughness values

Land use	Manning's 'n' roughness value
Pasture / Light vegetation (general surfaces)	0.055
Roads / Hardstanding	0.02
Buildings	1
Woodland	0.1
2D Watercourses	0.04
Open water	0.03

3.7. The ditch watercourses and drainage ditches through the site were represented in the 2D domain, with a Z-line used to stamp in channel levels taken from the topographic survey where available. Upstream and downstream of the site Z-lines have been used to stamp in channel levels taken from LIDAR data(see **Figure 3-1**).

3.8. Ponds / open water have had an initial water level applied inferred from LIDAR, with the initial water level for the pond within the site set at 28.19m AOD, 10mm below the culvert for the outfall from the pond assuming the water level is near full at the beginning of the simulation. Z-shapes have been used to set the bed level at least 0.5m below the inferred initial water level.

1D build

3.9. Six culverts located on the watercourses and ditches around the site were represented in the 1D domain, with the location of these shown in **Figure 3-2**. The culvert dimensions and invert levels were taken from the topographic survey (see **Appendix C**). The spill levels over the culverts were represented in the 2D domain from the topographic survey.

3.10. A pipe roughness of 0.015 was applied in line with available guidance (i.e. Chow, 1959), with standard entry and exit losses applied in line with TUFLOW guidance.

3.11. The topographic survey showed two culverts in the north of the site were collapsed or completely blocked. As a result, these culverts were represented as 100% blocked in the baseline scenario to provide a conservative estimate of the flood risk to the site.

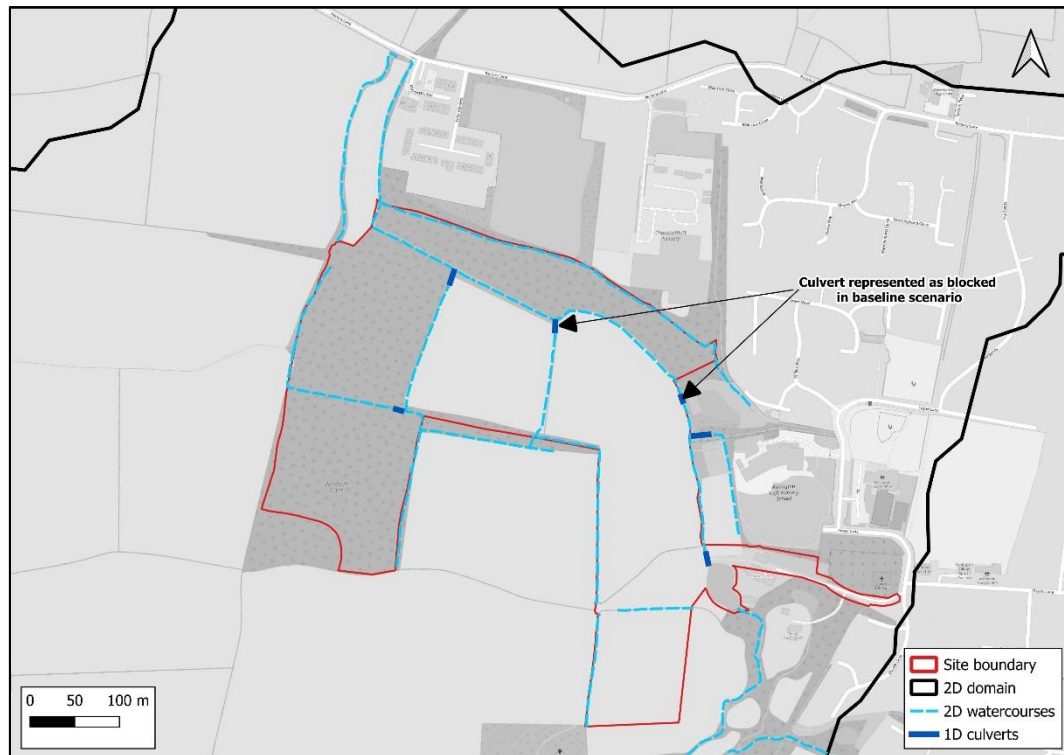


Figure 3-2: 1D Model schematic

Boundary conditions

3.12. The final design rainfall hyetographs detailed in **Section 2** have been applied directly to the entire 2D model domain, with no additional inflows applied.

3.13. Infiltration losses have been represented using the Green-Ampt method. A sandy loam soil has been applied to the south of the model domain and a loam soil to the centre of the model domain, in line with the Cranfield University Soilscape online mapping (see **Figure 3-3**).

3.14. Across the site and north of the catchment a silty clay soil type has been applied, in line with the findings of the on-site ground investigations (Report Ref: **52368-R01(00)**). Sensitivity testing of the infiltration losses has been undertaken and demonstrates the model has a low sensitivity to the values applied (see **Appendix A**).

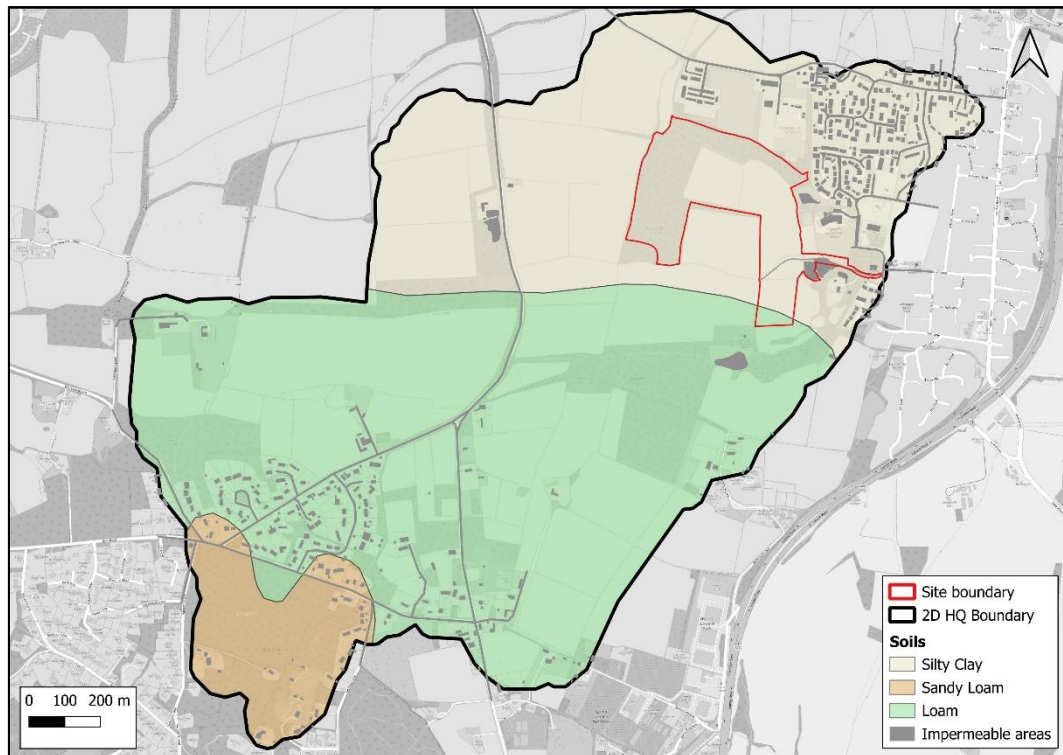


Figure 3-3: Model boundaries

3.15. Buildings, roads, open water and areas of hardstanding have been represented as impermeable, generating 100% runoff with no losses within the 2D domain.

3.16. To allow runoff to pass out of the 2D domain an HQ boundary was applied at the downstream extent of the watercourses in the model domain, with a gradient derived from the EA LIDAR DTM. HQ boundaries with general slope values were applied to the rest of 2D domain to prevent glass-walling (see **Figure 3-3**).

3.17. 2D_bc 'SX' points have been used to link the 1D culverts to the 2D domain.

Assumptions / limitations

3.18. The representation of any complex system by a model requires a number of assumptions to be made. In the case of the 1D and 2D elements of the model, the following assumptions have been made:

- Model parameters, such as roughness and structure coefficients, are representative of the general conditions;
- The units used to represent hydraulic structures within the model represent the situation accurately using the available information, including assumptions made to simplify representations where necessary;
- Culvert dimensions and inverts have been estimated where data is not available;

- The design hydrology accurately represents flows in the models given there was no flow / level data available for the catchment to calibrate flows in the model;
- Watercourses are modelled to be dry at the beginning of the simulation, with inflows solely from rainfall;
- The rainfall losses using catchment scale soil infiltration rates have been applied across the whole 2D domain (excluding impermeable areas); and
- The LIDAR and OS mapping are representative of the land surface and are an up to date reflection of current ground levels and land uses.

4. Baseline modelling results

4.1. The model has been run using the TUFLOW HPC solver with adaptive timestepping.

The model is run for a total duration of 5.5 hours to allow the full storm event to pass through the site. Model results have been filtered to remove depths below 0.05m.

4.2. Peak flood extents for the modelled storm events are shown in **Figure 4-1**. The 0.1% AEP event is almost identical in flood extent to the 1% AEP +45% climate change event and is therefore not shown on the mapping.

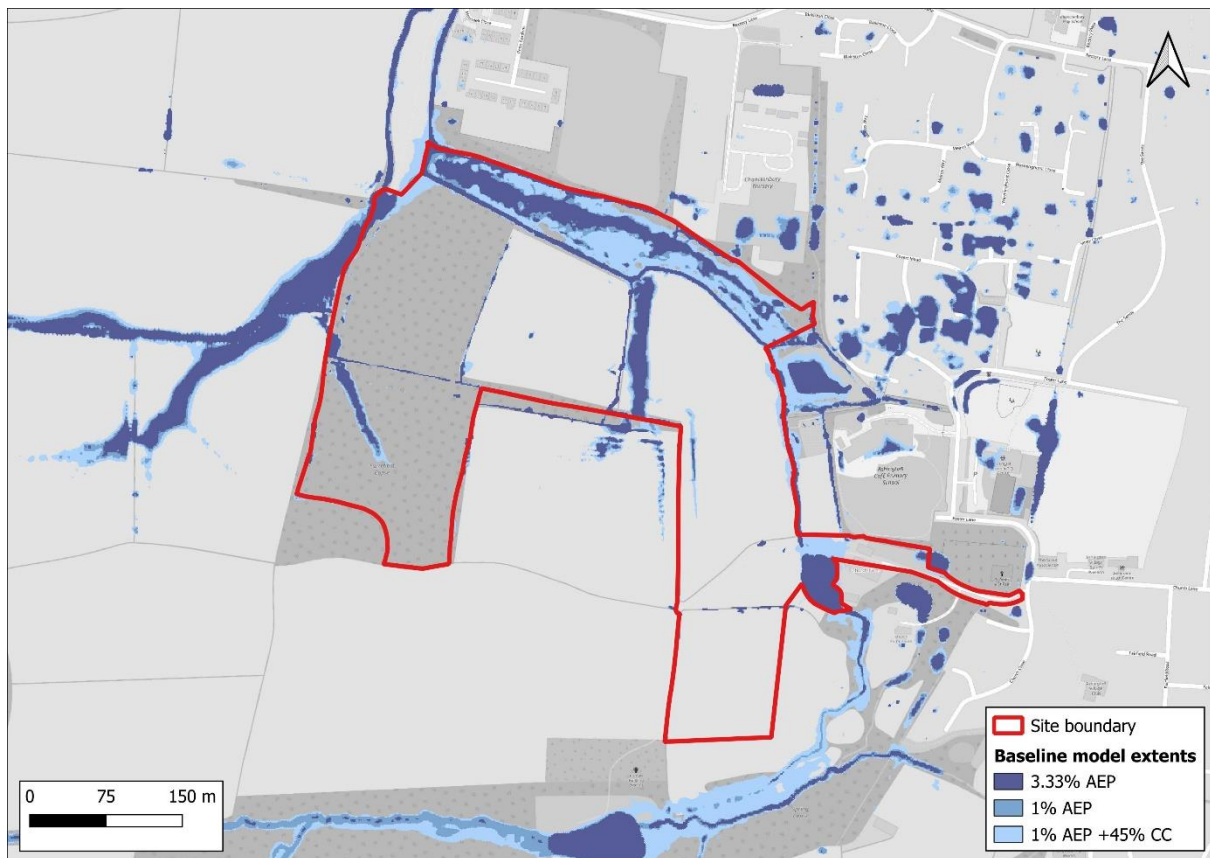


Figure 4-1: Baseline model flood extents

4.3. The results show a more accurate representation of surface water flood risk than the EA mapping, with overland flow paths following the local topography. Flows are largely contained within the watercourse along the eastern boundary, though a wider area of flooding is modelled to occur in the north of the site during all modelled events. A flow path is modelled to enter the centre of the site from the south and flow overland towards the watercourse along the northern boundary. Flows within this area are separated from the existing adjacent ditch watercourse by an area of raised land. To the west of the site an overland flow path is predicted to form within the site boundary in an area of woodland, joining a larger flow path from

the southwest that is largely conveyed along the site boundary with small areas of flooding in the northwest corner during the 1% AEP plus 45% climate change event.

4.4. Peak modelled flood depths during the 1% AEP plus 45% climate change event are presented in **Figure 4-2**. Peak depths within the site are greatest in the northwest corner where depths of up to approximately 0.8m are predicted. Depths across the northern area of the site are generally <0.3m. The flow path through the centre of the site is generally shallow, with peak depths of approximately 0.26m. During the 1% AEP plus 45% climate change event flows are predicted to spill over the existing access road in the east of the site, with depths of up to 0.3m predicted across the road. Flows along the watercourse running along the eastern/northern boundary are typically between 1-1.4m in depth during the 1% AEP plus 45% climate change event.

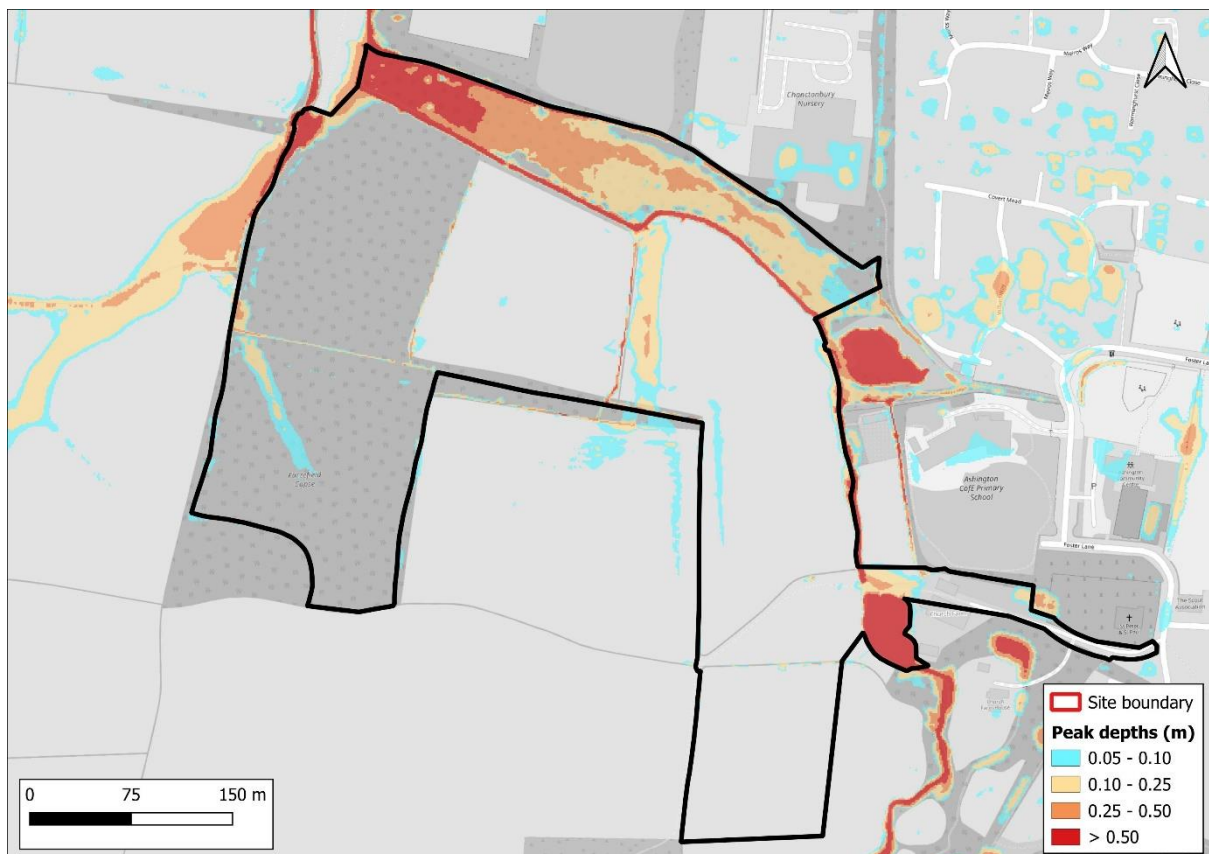


Figure 4-2: Peak modelled depths – 1% AEP plus 45% climate change

Model stability

4.5. A review of the model outputs indicates the modelling is stable for the duration of the event, with total mass errors of 0% and timestep efficiency above 99% after the model initialisation. The model runs have no negative depths or repeated timesteps.

5. Post development model scenario

5.1. To assess the surface water flood risk to the development proposals and demonstrate the impacts on flood risk to third party land the proposed development was represented within the model, including associated flood risk mitigation measures.

5.2. The development proposals were represented in line with the site masterplan and levels strategy (see **Appendix D**), with the peak flood levels during the 1% AEP plus 45% climate change event used to inform ground levels and finished floor levels across the site. A post-development model schematic is provided in **Figure 5-1**.

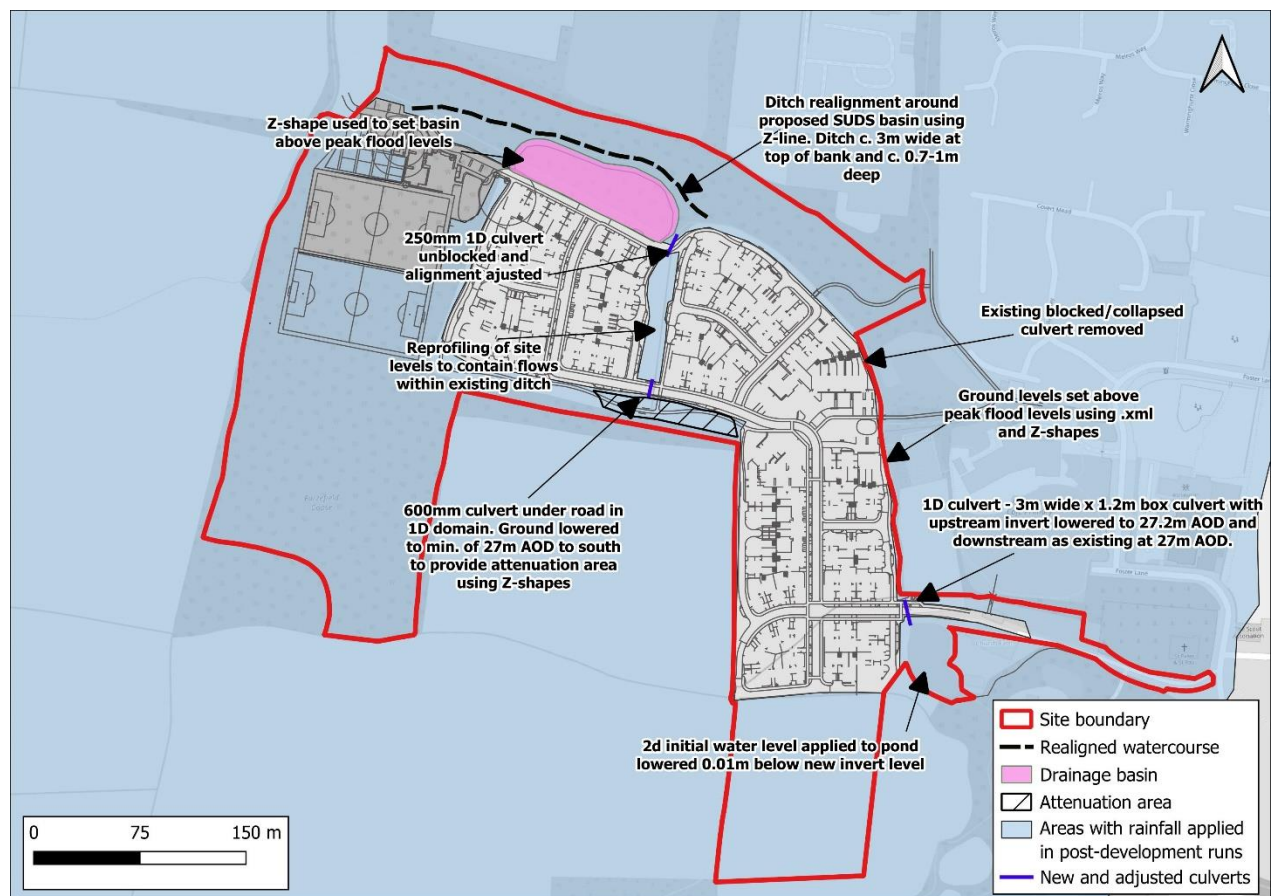


Figure 5-1: Post-development model schematic

Model updates

5.3. To represent the impact of the proposed drainage strategy rainfall was excluded from the area of the site boundary that is to be drained by the proposed surface water sewer network. A point inflow was then applied to the watercourse to the north of the site to represent the outfall from the drainage system. A constant inflow of 15.2l/s was applied for the entirety of the model simulations, assuming a

conservative inflow at the maximum controlled discharge rate in line with the total peak outflow from the drainage network.

- 5.4. The proposed levels strategy for the roads across the site was read into the 2D domain as a .xml file. Elsewhere, levels adjacent to the watercourse/ditches are raised above the peak design flood levels using Z-shapes. This ensures overland flows do not enter the proposed developed areas of the site. As a result, it was not necessary to represent wider levels or buildings across the site.
- 5.5. The culvert under the access road to the east of the site has been upsized to prevent flows from overtopping the highway, as occurs in the baseline scenario. A 3m wide x 1.2m high culvert is represented in the 1D domain at the outfall of the pond. To accommodate this below the proposed access road, the invert level is lowered approximately 1m to 27.2m AOD, with a Manning's 'n' roughness of 0.011 applied. The 2D initial water level applied to the pond is lowered to be near full at 27.19m AOD.
- 5.6. To improve the conveyance of flows along the watercourse, the existing blocked/collapsed culvert located on the northeast site boundary has been removed. This is represented in the 2D domain using a Z-line to interpolate bed levels between the existing upstream and downstream levels.
- 5.7. The proposed drainage basin in the north of the site is represented as a Z-shape with the basin and associated embankments included. The top of bank is set at least 300mm above the peak external flood levels during the 1% AEP plus 45% climate change event to ensure no overland flows from the watercourse can enter the basin.
- 5.8. The existing ditch watercourse is realigned to the north of the basin, represented using a Z-line with a width of 3m. The Z-line interpolates proposed bed level between the existing bed levels at the upstream and downstream ends of the realigned route, with a more naturalised channel than the existing straight channelised ditch. The material file has been updated so the roughnesses in the 2D domain represent the realigned watercourse route, though the proposed development across the wider site is not represented as overland flows are not conveyed within the developed areas of the site.
- 5.9. The existing culvert that joins the central ditch to the watercourse at the eastern end of the proposed basin is represented as unblocked (250mm) in the post-

development scenario. Additionally, the downstream outlet is realigned around the proposed basin. The level of the pedestrian crossing over the culvert is represented in the 2D domain using a Z-shape setting a low point of 26.3m AOD allowing this to overtop during an extreme storm event.

- 5.10. A storage area has been formed in the south of the site by lowering existing ground levels adjacent to the watercourse to a low of 27m AOD using a Z-shape. To the north the highway and associated crossing attenuate flows within the depressed area, with a new 600mm culvert represented in the 1D domain. The culvert invert levels are taken from the existing bed levels, with a roughness of 0.011 applied.
- 5.11. Small pedestrian crossings have not been represented in the post-development model. It is assumed these will either be designed to be set above the peak design flood levels or to overtop with a negligible impact on flows.

6. Post development modelling results

6.1. The post-development model was run for the 30-year event and 100-year plus 45% climate change event using the same parameters as the baseline scenario. Peak flood extents during the post-development scenario for the modelled storm events are shown in **Figure 6-1**.

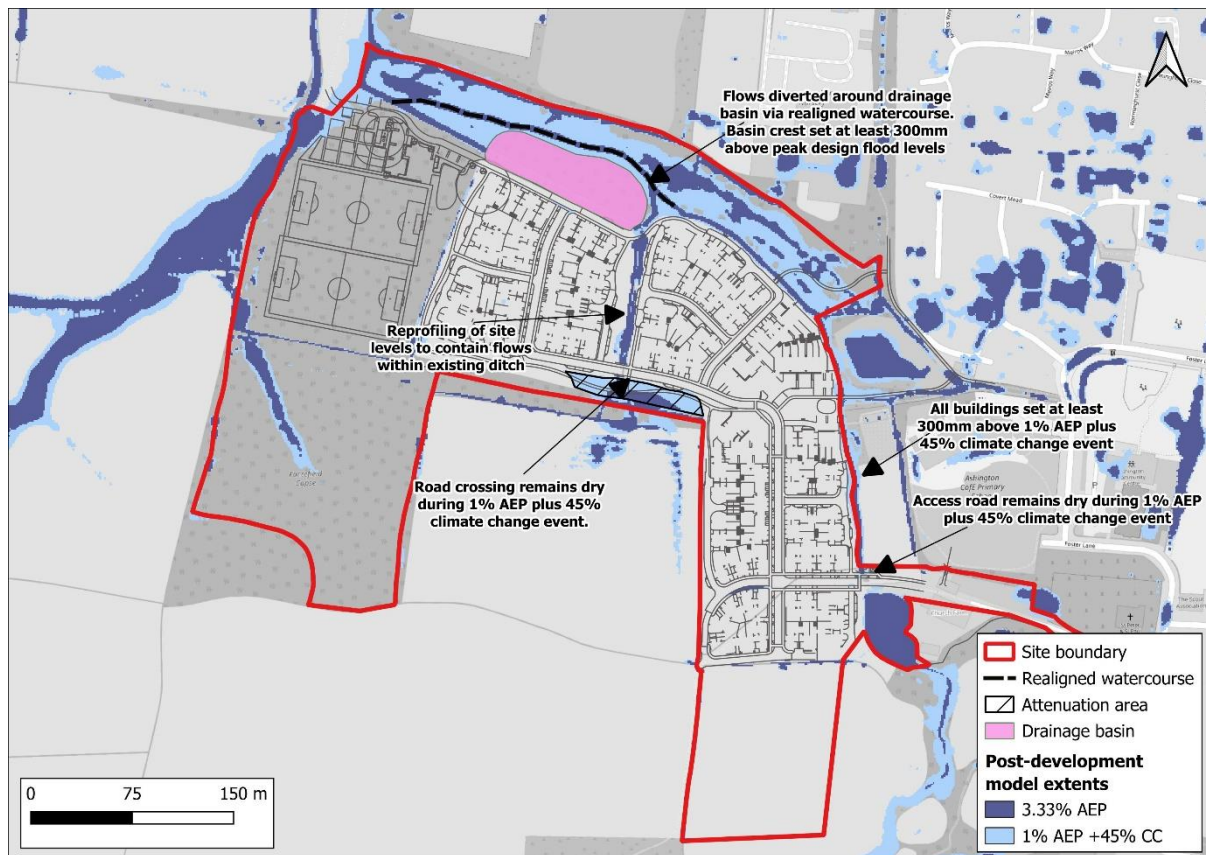


Figure 6-1: Post-development peak modelled flood extents

6.2. The proposed attenuation area and ground reprofiling around the central ditch through the site ensure that flows are contained within the area surrounding the ditch during the 3.3% and 1% AEP plus 45% climate change events, with no flooding predicted to the proposed developed areas. Similarly on the eastern boundary raising of ground levels ensures the developed area remains dry.

6.3. The works to the culvert under the proposed access road and existing pond ensure that during the 1% AEP plus 45% climate change event the access road remains dry, with the road crossing in the centre of the site also dry. As a result, the entire site is afforded dry access and egress via the main site access in the southeast.

6.4. During the 3.3% AEP event flows are largely contained to the realigned watercourse in the north of the site, passing around the proposed drainage basin. As in the

baseline scenario, a wider spread area of flooding is predicted in the north of the site during the 1% AEP plus 45% climate change event with flood waters coming out of bank though still contained to the undeveloped areas of the site.

6.5. A small area of flooding is predicted at the allotments in the northwest corner though only during the 1% AEP plus 45% climate change event. During this event the proposed sports pavilion and pumping station remain outside the modelled flood extents.

6.6. The peak modelled flood depths during the 1% AEP plus 45% climate change event are shown in **Figure 6-2**, along with peak flood levels at locations across the site.

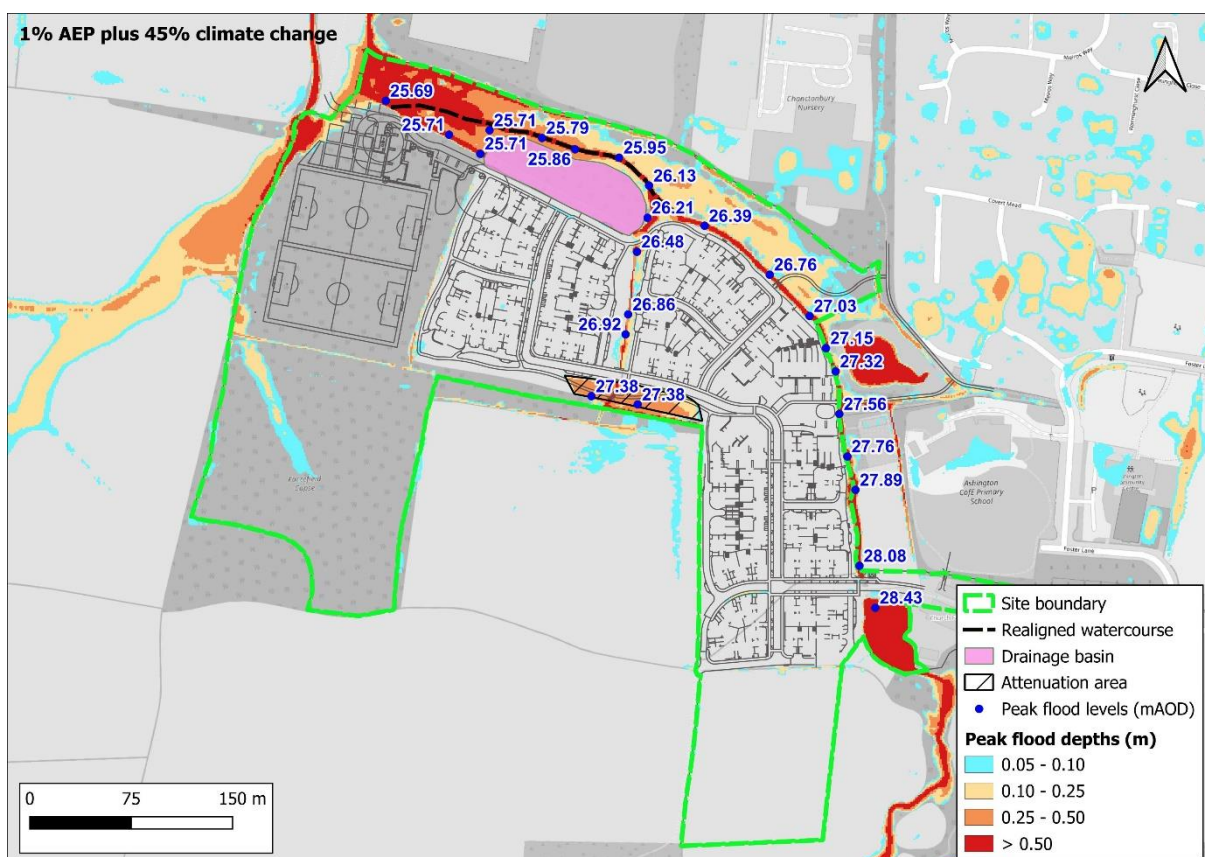


Figure 6-2: Post-development peak depths and levels - 1% AEP plus 45% CC

6.7. Peak flood levels within the existing pond in the southeast of the site of up to 28.43m AOD are predicted to occur during the 1% AEP plus 45% climate change event, approximately 0.65m below the proposed deck level.

6.8. The peak water levels have been used to set the proposed ground levels and finished floor levels across the site, with all buildings provided at least 300mm of

freeboard to the peak 1% AEP plus 45% climate change water level. The crest level of the drainage basin has also been set 300mm above the levels shown.

6.9. Peak depths within the flood storage area in the south of the site of up to 0.38m are predicted to occur. During the 1% AEP plus 45% climate change event this area is only expected to be flooded for approximately two hours before waters drain down via the existing ditch.

6.10. Peak depths of up to approximately 0.35m are predicted around the allotments in the northwest during the 1% AEP plus 45% climate change event, though again only for a short duration of 2 hours.

Comparison Mapping

6.11. Comparison mapping showing the change in peak flood depths between the baseline and post-development scenario during the 1% AEP plus 45% climate change scenario is presented in **Figure 6-3**.

6.12. The results demonstrate the proposed development is not predicted to have a detrimental impact on flood risk to third party land. Due to the proposed attenuation area in the south of the site, lowered pond level in the southeast, and reduction in runoff from the developed areas the proposals are predicted to have a slight reduction in peak depths downstream of up to 9mm. Peak depths within the north of the site are also reduced by up to 50mm.

6.13. The peak water level within the existing pond to the southeast is predicted to decrease from 28.73m AOD to 28.43m AOD due to the lowering of the outgoing pipe invert. The proposed culvert is sized to provide some attenuation within the pond without increasing flood risk upstream and ensuring the access road remains dry.

6.14. The removal of the blocked/collapsed culvert in the northeast of the site removes a notable barrier to flow along the watercourse, reducing peak flood depths within the existing attenuation basin to the east by up to 0.6m.

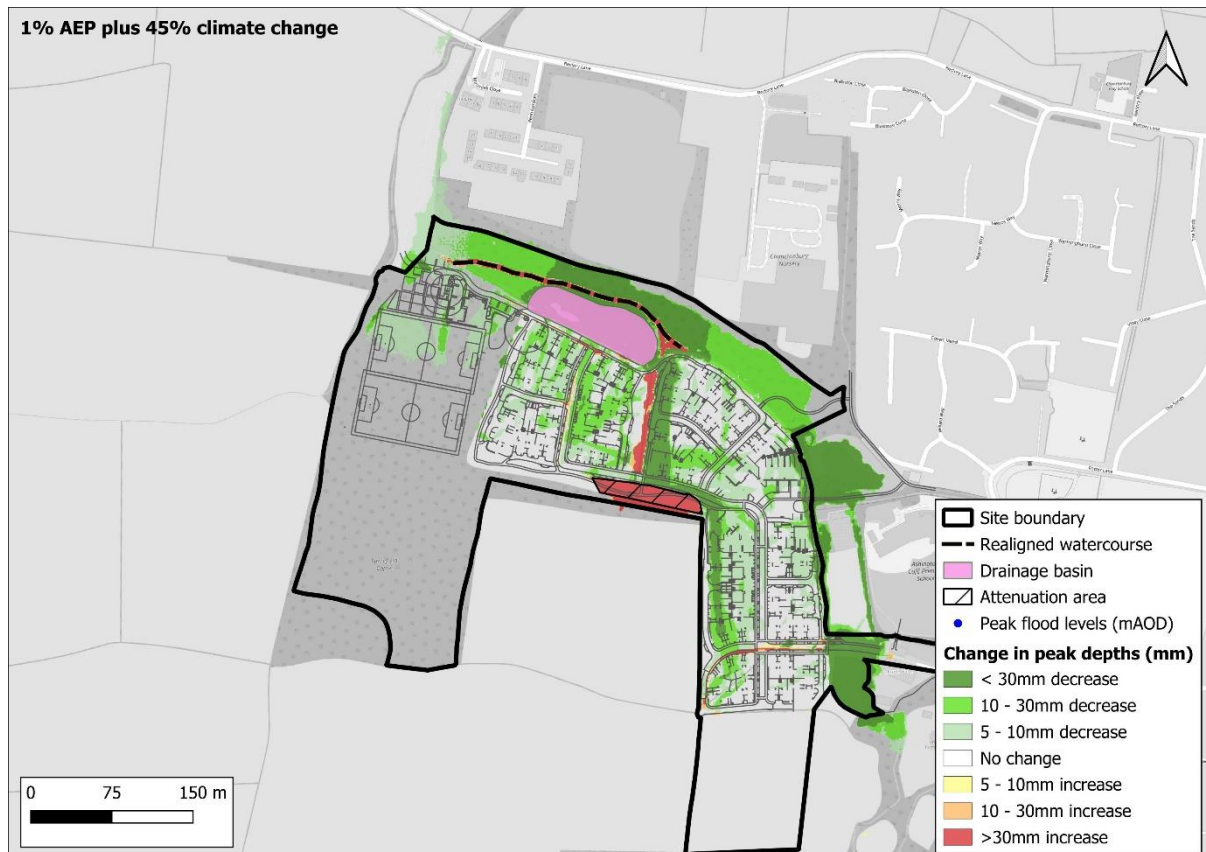


Figure 6-3: Change in peak flood depths – 1% AEP plus 45% climate change
Hazard Ratings

6.15. The peak modelled flood hazard during the 1% AEP plus 45% climate change event in the post-development scenario is shown in **Figure 6-4**. The flood hazard is predicted to be low/negligible across most of the site, and is greatest in the areas of flooding within the open space in the northwest corner.

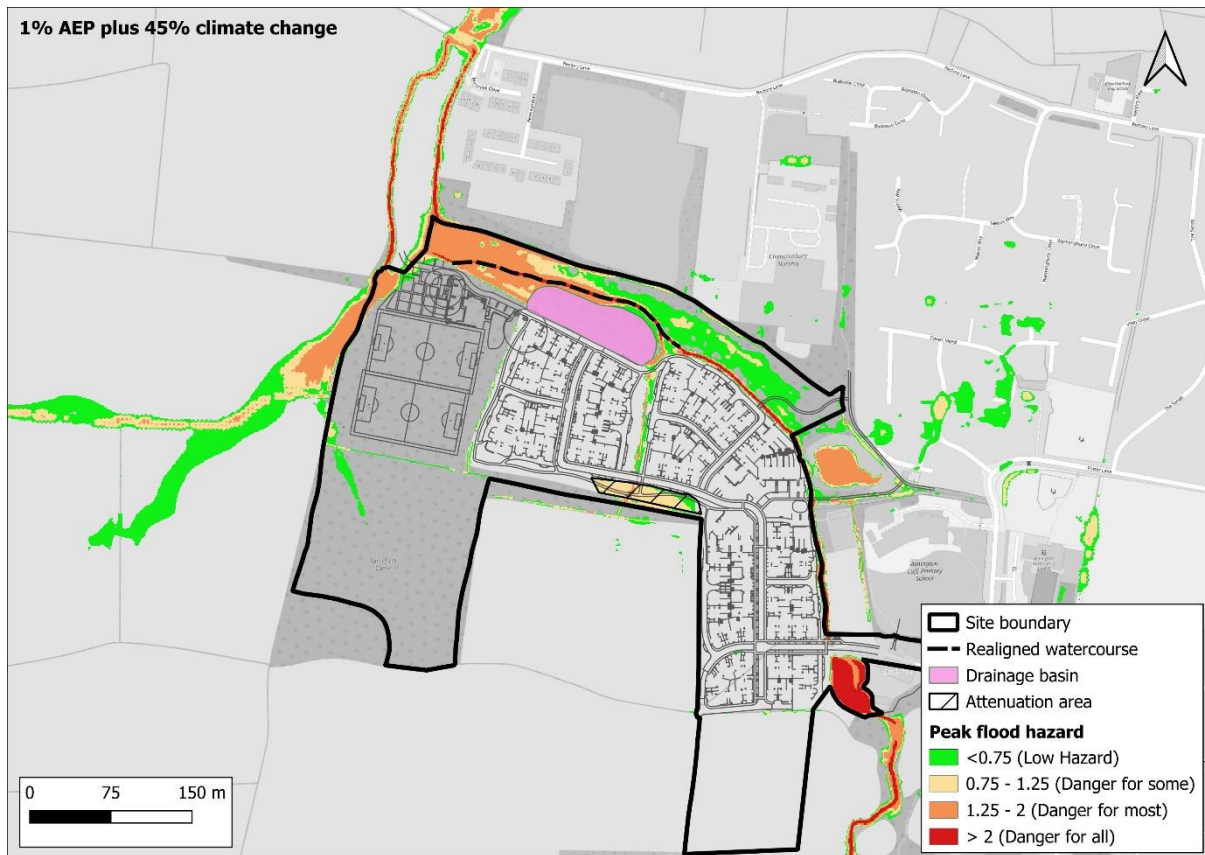


Figure 6-4: Post-development peak flood hazard – 1% AEP plus 45% CC
Model stability

6.16. A review of the model outputs indicates the modelling is stable for the duration of the event, with total mass errors of 0% and timestep efficiency above 99% after the model initialisation. The model runs have no negative depths or repeated timesteps.

7. Summary and recommendations

- 7.1. Ardent Consulting Engineers has been instructed by Bellway Homes Ltd (South London) to undertake surface water hydraulic modelling to support a proposed development at Land off Church Lane, Ashington.
- 7.2. A detailed 1D-2D linked direct rainfall-runoff model has been developed using TUFLOW software to refine the understanding of surface water flood risk to the site, inform potential flood risk mitigation measures and demonstrate the impact of the development on flood risk to third party land.
- 7.3. A hydrological analysis has been undertaken to derive rainfall hyetographs for the study area for the 3.3%, 1%, 1% plus 45% climate change uplift and 0.1% Annual Exceedance Probability Events.
- 7.4. A baseline hydraulic model has been built using a combination of LIDAR data, topographical survey data, and Ordnance Survey land use data.
- 7.5. The baseline model demonstrates that flows are largely contained within the watercourse along the eastern boundary, though a wider area of flooding is modelled to occur in the north of the site during all modelled events. A flow path is modelled to enter the centre of the site from the south and flow overland towards the watercourse along the northern boundary, with depths of up to approximately 0.26m predicted along this flowpath. To the west of the site an overland flow path is predicted to form within the site boundary in an area of woodland, joining a larger flow path from the southwest that is largely conveyed along the site boundary.
- 7.6. The proposed development scenario has been represented in the model, incorporating the proposed levels strategy and flood risk mitigation measures. These measures include ground level reprofiling along the eastern boundary of the site and through the centre, a flood attenuation area, and upsizing the existing culvert under the access road. The existing watercourse is also realigned around a proposed drainage basin in the north of the site.
- 7.7. The proposed attenuation area and ground reprofiling around the central ditch through the site ensure that flows are contained within the area surrounding the ditch during the 3.3% and 1% AEP plus 45% climate change events, with no flooding predicted to the proposed developed areas. Similarly on the eastern boundary raising of ground levels ensures the developed area remains dry.

7.8. The works to the culvert under the proposed access road and existing pond ensure that during the 1% AEP plus 45% climate change event the access road remains dry, with the road crossing in the centre of the site also dry. This ensures the entire site has safe, dry access and egress during a design flood event.

7.9. The peak water levels have been used to set the proposed ground levels and finished floor levels across the site, with all buildings provided at least 300mm of freeboard to the peak 1% AEP plus 45% climate change water level. The crest level of the proposed drainage basin in the north of the site has also been set 300mm above the levels shown to ensure no offsite overland flows can enter the onsite drainage network.

7.10. The results demonstrate the proposed development is not predicted to have a detrimental impact on flood risk to third party land, with slight decreases in flood depths offsite predicted ranging from approximately 9mm downstream of the site to up to 600mm to the east.

7.11. Sensitivity testing of boundary conditions, Manning's 'n' roughness values, critical storm duration, soil infiltration, and blockage has been carried out. The results of the analysis show that the model is not overly sensitive to changes in these parameters and that the proposed mitigation measures are appropriate.

Recommendations

7.12. Based on the outcomes of the hydraulic modelling, it is recommended that:

- The peak flood levels are used to inform finished floor levels at the site;
- The proposed drainage basin in the northwest of the site should have a raised crest level set 300mm above adjacent flood levels to mitigate against ingress from off-site overland flows;
- Proposed ground levels are refined during the detailed design stage;

7.13. The proposed residential development is compliant with national and local policy in terms of pluvial flood risk and will not exacerbate flooding off site. Therefore, there are no pluvial flood risk issues to prevent the development from being implemented.

Appendices

Appendix A – Sensitivity Testing

A. It is standard hydraulic modelling practice to undertake a sensitivity analysis of key model parameters to consider any uncertainty attached to the adopted values and understand how sensitive the model is to changes in these parameters.

B. In the absence of any gauged data / recorded flood events / observable historic information, Ardent have undertaken a sensitivity test of key parameters in order to improve confidence in the model outputs and to ensure the model is robust to changes in these parameters. All sensitivity runs have been undertaken on the 1% AEP plus 45% climate change event.

C. Ardent have undertaken a sensitivity analysis on the following parameters for the post development scenario:

- Manning's 'n' roughness values +/- 20%;
- Soil / Infiltration ;
- Blockage analysis; and
- Downstream boundary conditions.

Manning's 'n' roughness

D. Manning's 'n' roughness values have been adjusted by +/- 20% in the 1D and 2D domains during post-development scenario. The peak modelled extents from the sensitivity testing are shown in **Figure A.1.**, with peak depths at the result points shown in **Figure A.1** presented in **Table A.1.**

Table A.1: Roughness sensitivity peak depths at points shown in Figure A.1

	-20% 'n'	1% AEP plus 45% CC	+20% 'n'
Point	Depth (m)	Depth (m)	Depth (m)
1	1.80	1.79	1.77
2	1.28	1.29	1.30
3	0.31	0.32	0.34
4	0.22	0.23	0.23
5	0.76	0.77	0.77
6	0.80	0.81	0.82

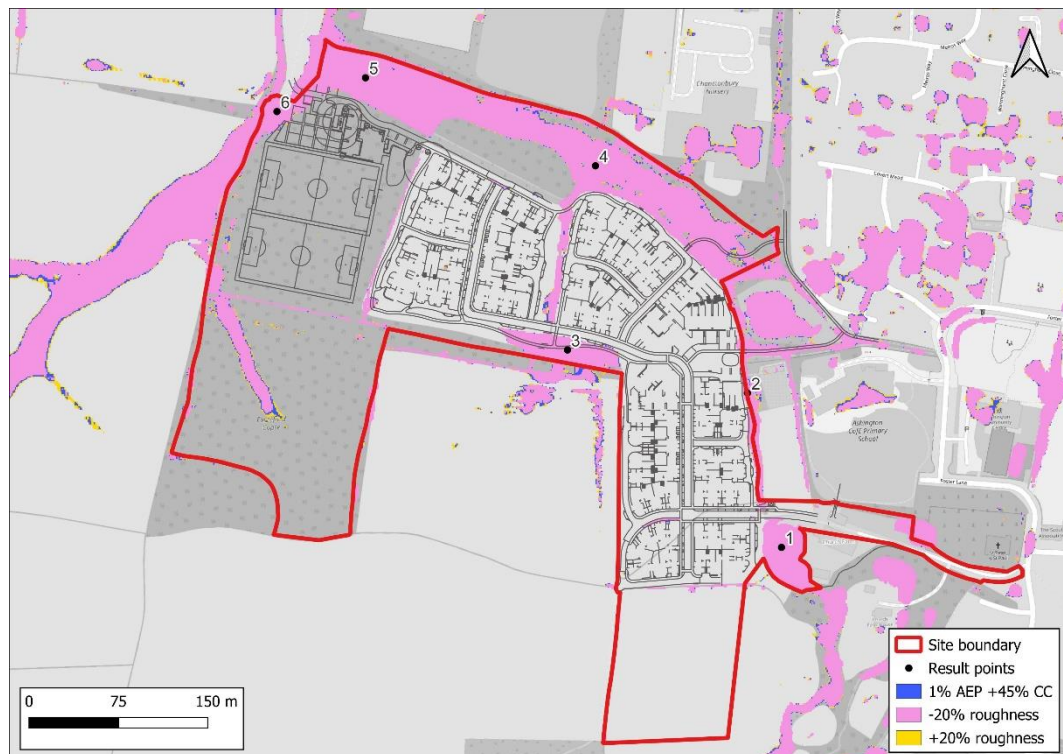


Figure A.1: Roughness sensitivity extents – 1% AEP plus 45% climate change

E. The results show the model has a negligible sensitivity to the roughness values applied to the model domain, with only minor changes in the peak flood extents and negligible differences in peak flood depths ($< \pm 20\text{mm}$) at key locations across the site.

Soil / Infiltration

F. The sensitivity to infiltration parameters has been tested using lower permeability soil types for Green-Ampt infiltration, allowing less infiltration than the design events. Sandy loam has been changed to loam, loam to silt loam, and silty clay to clay. Peak modelled extents in the sensitivity scenario are shown in **Figure A.2** with peak depths at the points shown in **Figure A.2** presented in **Table A.2**. The results show the model generally has a low sensitivity to the infiltration parameters used, with only minor increases in peak flood depths and extents across most of the site that do not impact areas where residential units are proposed. Peak depths increase by approximately 0.3m within the existing pond in the southeast, though still do not overtop the level of the proposed access road. The model parameters used to represent infiltration are therefore considered appropriate.

Table A.2 Roughness sensitivity peak depths at points shown in Figure A.2

	1% AEP plus 45% CC	Soil sensitivity
Point	Depth (m)	Depth (m)
1	1.79	2.09
2	1.29	1.41
3	0.32	0.36
4	0.23	0.26

5	0.77	0.84
6	0.81	0.84

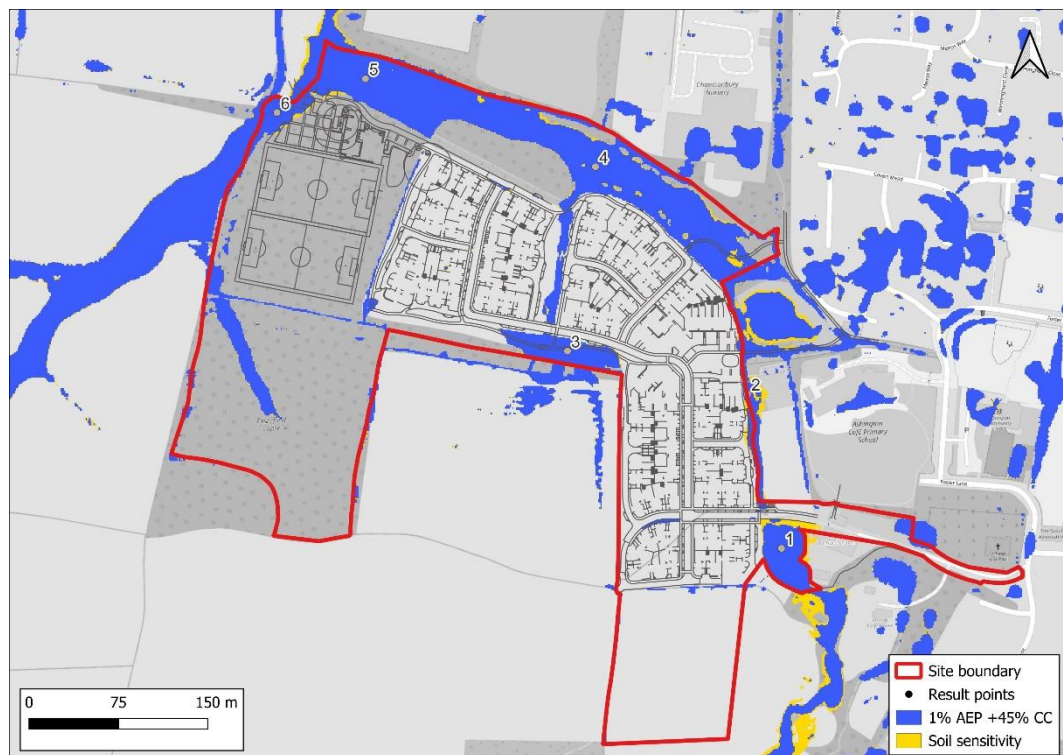


Figure A.2: Soil sensitivity extents – 1% AEP plus 45% climate change

Blockage Analysis

G. A blockage analysis was undertaken on the upsized culvert under the access road to assess the impacts on flood risk. Due to the size of the 3m x 1.2m culvert a blockage is considered unlikely, though siltation of the culvert bed may occur through a lack of maintenance. As a result, the blockage scenario was represented by raising the invert level and reducing the culvert height by 0.48m, effectively resulting in a 40% decrease in the cross-sectional area of the culvert. Peak modelled extents in the sensitivity scenario are shown in **Figure A.3**.

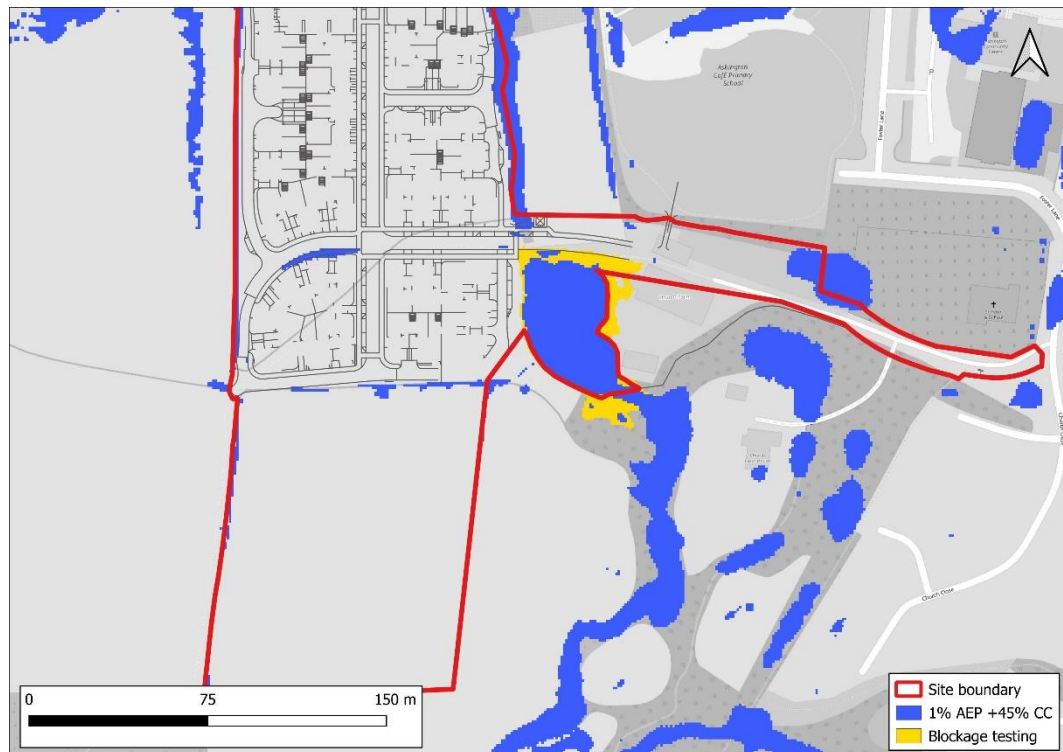


Figure A.3: Blockage sensitivity extents – 1% AEP plus 45% climate change

H. The blockage sensitivity analysis shows that the representation of siltation within the culvert increases the peak flood level within the pond upstream of the culvert by approximately 0.32m to 28.75m AOD. However, this is still approximately 350mm below the design deck level of the road crossing. There is a minor increase in the flood extent offsite to the south during the blockage scenario, though this only impacts a small area of woodland and no properties are affected. As a result, the proposals for the access road are considered appropriate and the residual risk of blockage is low.

Downstream boundary

I. To assess the impact of the downstream boundary conditions a sensitivity analysis was undertaken. The HQ boundaries at the downstream end of the watercourse running adjacent to the site and the downstream end of the watercourse flowing eastwards to the southeast of the site were converted to HT boundaries. A stage-time graph for the 1% AEP plus 45% climate change event was extracted for each location and uplifted by 0.25m for application to the post-development scenario. Peak modelled extents in the sensitivity scenario are shown in **Figure A.4**.

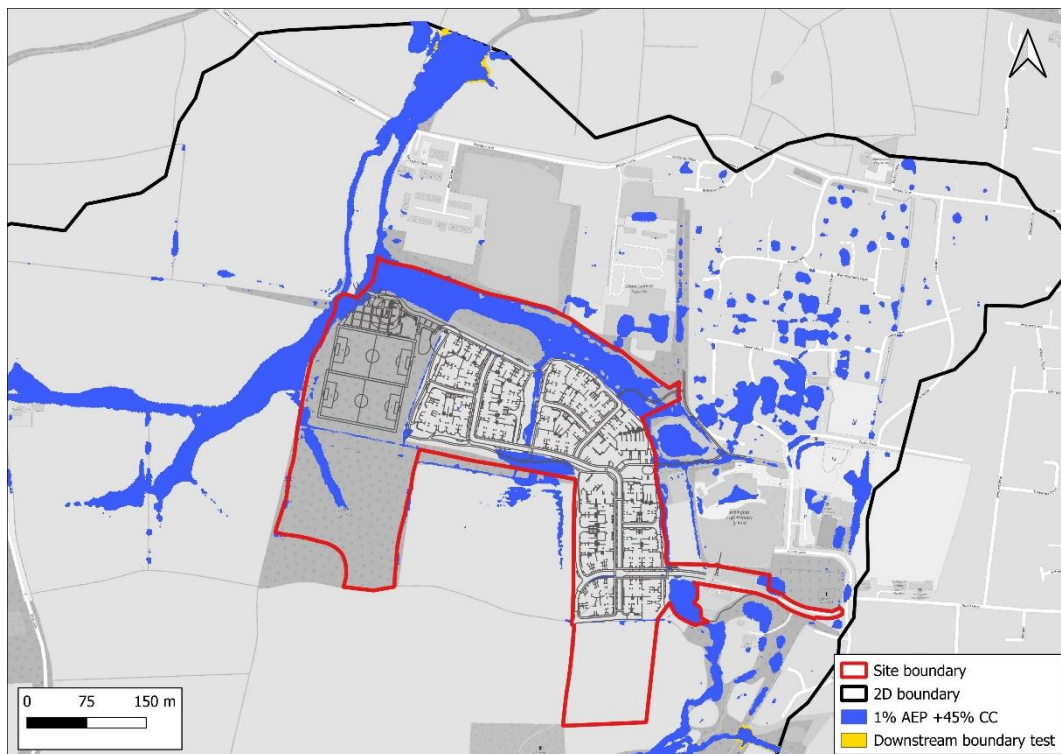


Figure A.4: Downstream sensitivity extents – 1% AEP plus 45% climate change

J. The sensitivity analysis shows the downstream boundary conditions have a negligible impact on the modelled flood extents within the site boundary. The representation of the downstream boundary is therefore considered appropriate.

Sensitivity test conclusions

K. Ardent have carried out a range of sensitivity tests on key parameters for the hydraulic model in order to test the validity of the model outputs and ensure that the proposed mitigation measures are appropriate, and that the proposed residential development can be made safe for the duration of its lifetime. The review of the sensitivity test outlined above suggests that the adopted model parameters are appropriate and that the proposed mitigation scheme is appropriate.

UK Design Flood Estimation

Generated on 09 May 2024 14:39:08 by jaxton
Printed from the ReFH2 Flood Modelling software package, version 4.0.8560.23190

Summary of estimate using the Flood Estimation Handbook revitalised flood hydrograph method (ReFH2)

Site detailsChecksum: 1BBF-1B56

Site name: Catch_Merge

Easting: 512800

Northing: 115700

Country: England, Wales or Northern Ireland

Catchment Area (km²): 2.27

Using plot scale calculations: No

Model: 2.3

Site description:None

Model run: 30 year

Summary of results

Rainfall - FEH22 (mm):	50.24	Total runoff (ML):	25.62
Total Rainfall (mm):	33.09	Total flow (ML):	69.28
Peak Rainfall (mm):	14.68	Peak flow (m³/s):	1.85

Parameters

Where the user has overridden a system-generated value, this original value is shown in square brackets after the value used.
* Indicates that the user locked the duration/timestep

Rainfall parameters (Rainfall - FEH22)

Name	Value	User-defined?
Duration (hh:mm:ss)	02:30:00 [04:30:00]	Yes
Timestep (hh:mm:ss)	00:30:00	No
SCF (Seasonal correction factor)	0.68	No
ARF (Areal reduction factor)	0.96	No
Seasonality	Winter	No

Loss model parameters

Name	Value	User-defined?
Cini (mm)	106.25	No
Cmax (mm)	362.46	No
Use alpha correction factor	No	No
Alpha correction factor	n/a	No

Routing model parameters

Name	Value	User-defined?
Tp (hr)	2.51	No
Up	0.65	No
Uk	0.8	No

Baseflow model parameters

Name	Value	User-defined?
BF0 (m ³ /s)	0.09	No
BL (hr)	34.22	No
BR	1.95	No

Urbanisation parameters

Name	Value	User-defined?
Sewer capacity (m ³ /s)	0	No
Exporting drained area (km ²)	0	No
Urban area (km ²)	0.03	No
Urbext 2000	0.01	No
Impervious runoff factor	0.7	No
Imperviousness factor	0.4	No
Tp scaling factor	0.75	No
Depression storage depth (mm)	0.5	No

Time series data

Time (hh:mm:ss)	Rain (mm)	Sewer Loss (m ³ /s)	Net Rain (mm)	Runoff (m ³ /s)	Baseflow (m ³ /s)	Total Flow (m ³ /s)
00:00:00	2.272	0.000	0.679	0.000	0.089	0.089
00:30:00	6.934	0.000	2.160	0.011	0.088	0.099
01:00:00	14.682	0.000	5.009	0.069	0.088	0.157
01:30:00	6.934	0.000	2.572	0.246	0.091	0.337
02:00:00	2.272	0.000	0.871	0.548	0.100	0.648
02:30:00	0.000	0.000	0.000	0.906	0.119	1.025
03:00:00	0.000	0.000	0.000	1.258	0.147	1.405
03:30:00	0.000	0.000	0.000	1.532	0.184	1.716
04:00:00	0.000	0.000	0.000	1.622	0.225	1.847
04:30:00	0.000	0.000	0.000	1.516	0.266	1.781
05:00:00	0.000	0.000	0.000	1.321	0.302	1.623
05:30:00	0.000	0.000	0.000	1.109	0.331	1.441
06:00:00	0.000	0.000	0.000	0.912	0.355	1.267
06:30:00	0.000	0.000	0.000	0.751	0.373	1.125
07:00:00	0.000	0.000	0.000	0.631	0.387	1.019
07:30:00	0.000	0.000	0.000	0.530	0.398	0.928
08:00:00	0.000	0.000	0.000	0.434	0.406	0.840
08:30:00	0.000	0.000	0.000	0.339	0.411	0.750
09:00:00	0.000	0.000	0.000	0.245	0.414	0.659
09:30:00	0.000	0.000	0.000	0.154	0.413	0.567
10:00:00	0.000	0.000	0.000	0.074	0.411	0.485
10:30:00	0.000	0.000	0.000	0.023	0.406	0.429
11:00:00	0.000	0.000	0.000	0.004	0.401	0.404
11:30:00	0.000	0.000	0.000	0.000	0.395	0.395
12:00:00	0.000	0.000	0.000	0.000	0.389	0.389
12:30:00	0.000	0.000	0.000	0.000	0.383	0.383
13:00:00	0.000	0.000	0.000	0.000	0.378	0.378
13:30:00	0.000	0.000	0.000	0.000	0.372	0.372
14:00:00	0.000	0.000	0.000	0.000	0.367	0.367
14:30:00	0.000	0.000	0.000	0.000	0.362	0.362
15:00:00	0.000	0.000	0.000	0.000	0.356	0.356
15:30:00	0.000	0.000	0.000	0.000	0.351	0.351
16:00:00	0.000	0.000	0.000	0.000	0.346	0.346
16:30:00	0.000	0.000	0.000	0.000	0.341	0.341
17:00:00	0.000	0.000	0.000	0.000	0.336	0.336

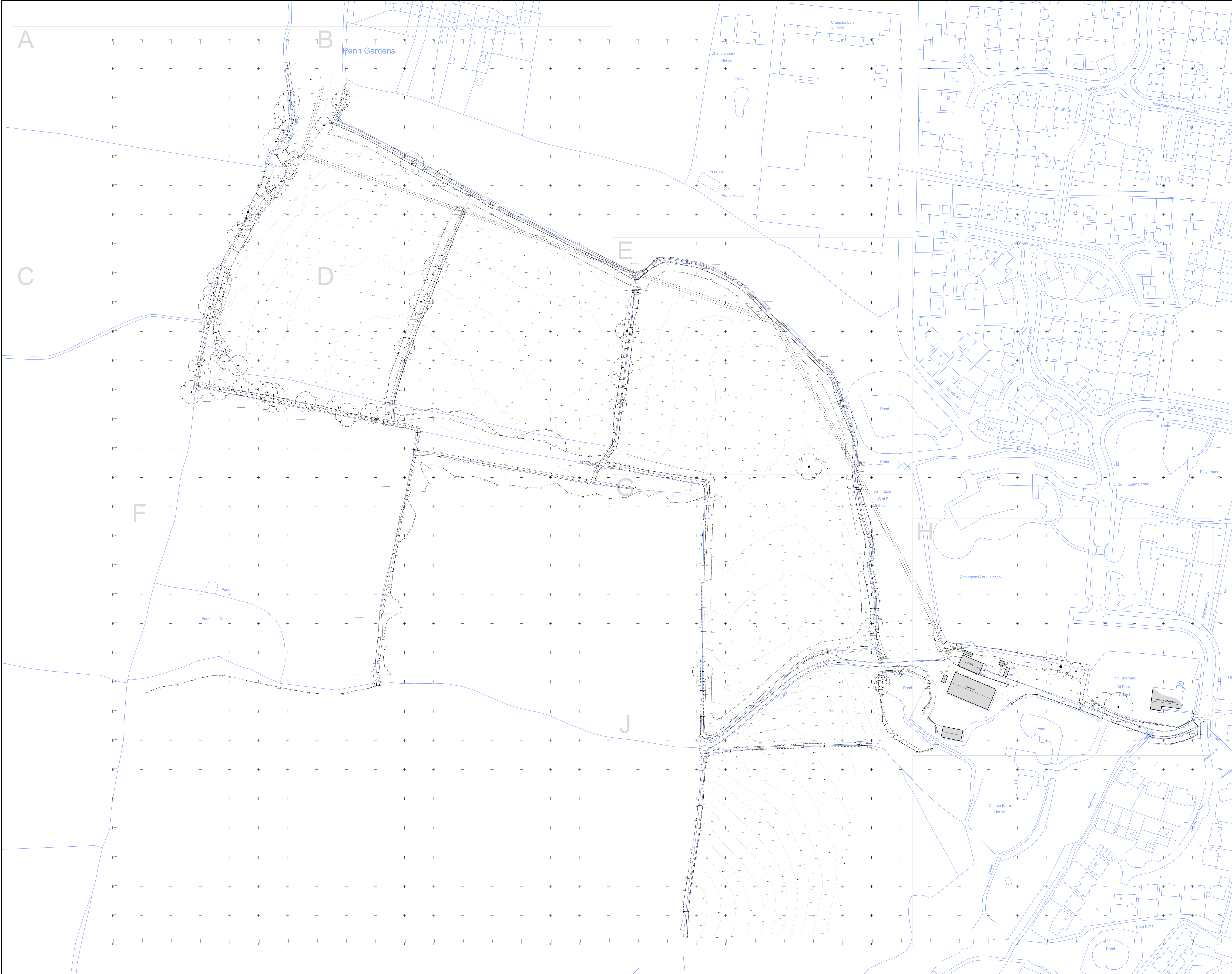
Time (hh:mm:ss)	Rain (mm)	Sewer Loss (m ³ /s)	Net Rain (mm)	Runoff (m ³ /s)	Baseflow (m ³ /s)	Total Flow (m ³ /s)
17:30:00	0.000	0.000	0.000	0.000	0.331	0.331
18:00:00	0.000	0.000	0.000	0.000	0.326	0.326
18:30:00	0.000	0.000	0.000	0.000	0.322	0.322
19:00:00	0.000	0.000	0.000	0.000	0.317	0.317
19:30:00	0.000	0.000	0.000	0.000	0.312	0.312
20:00:00	0.000	0.000	0.000	0.000	0.308	0.308
20:30:00	0.000	0.000	0.000	0.000	0.303	0.303
21:00:00	0.000	0.000	0.000	0.000	0.299	0.299
21:30:00	0.000	0.000	0.000	0.000	0.295	0.295
22:00:00	0.000	0.000	0.000	0.000	0.290	0.290
22:30:00	0.000	0.000	0.000	0.000	0.286	0.286
23:00:00	0.000	0.000	0.000	0.000	0.282	0.282
23:30:00	0.000	0.000	0.000	0.000	0.278	0.278
24:00:00	0.000	0.000	0.000	0.000	0.274	0.274
24:30:00	0.000	0.000	0.000	0.000	0.270	0.270
25:00:00	0.000	0.000	0.000	0.000	0.266	0.266
25:30:00	0.000	0.000	0.000	0.000	0.262	0.262
26:00:00	0.000	0.000	0.000	0.000	0.258	0.258
26:30:00	0.000	0.000	0.000	0.000	0.255	0.255
27:00:00	0.000	0.000	0.000	0.000	0.251	0.251
27:30:00	0.000	0.000	0.000	0.000	0.247	0.247
28:00:00	0.000	0.000	0.000	0.000	0.244	0.244
28:30:00	0.000	0.000	0.000	0.000	0.240	0.240
29:00:00	0.000	0.000	0.000	0.000	0.237	0.237
29:30:00	0.000	0.000	0.000	0.000	0.233	0.233
30:00:00	0.000	0.000	0.000	0.000	0.230	0.230
30:30:00	0.000	0.000	0.000	0.000	0.227	0.227
31:00:00	0.000	0.000	0.000	0.000	0.223	0.223
31:30:00	0.000	0.000	0.000	0.000	0.220	0.220
32:00:00	0.000	0.000	0.000	0.000	0.217	0.217
32:30:00	0.000	0.000	0.000	0.000	0.214	0.214
33:00:00	0.000	0.000	0.000	0.000	0.211	0.211
33:30:00	0.000	0.000	0.000	0.000	0.208	0.208
34:00:00	0.000	0.000	0.000	0.000	0.205	0.205
34:30:00	0.000	0.000	0.000	0.000	0.202	0.202
35:00:00	0.000	0.000	0.000	0.000	0.199	0.199

Time (hh:mm:ss)	Rain (mm)	Sewer Loss (m ³ /s)	Net Rain (mm)	Runoff (m ³ /s)	Baseflow (m ³ /s)	Total Flow (m ³ /s)
35:30:00	0.000	0.000	0.000	0.000	0.196	0.196
36:00:00	0.000	0.000	0.000	0.000	0.193	0.193
36:30:00	0.000	0.000	0.000	0.000	0.190	0.190
37:00:00	0.000	0.000	0.000	0.000	0.187	0.187
37:30:00	0.000	0.000	0.000	0.000	0.185	0.185
38:00:00	0.000	0.000	0.000	0.000	0.182	0.182
38:30:00	0.000	0.000	0.000	0.000	0.179	0.179
39:00:00	0.000	0.000	0.000	0.000	0.177	0.177
39:30:00	0.000	0.000	0.000	0.000	0.174	0.174
40:00:00	0.000	0.000	0.000	0.000	0.172	0.172
40:30:00	0.000	0.000	0.000	0.000	0.169	0.169
41:00:00	0.000	0.000	0.000	0.000	0.167	0.167
41:30:00	0.000	0.000	0.000	0.000	0.164	0.164
42:00:00	0.000	0.000	0.000	0.000	0.162	0.162
42:30:00	0.000	0.000	0.000	0.000	0.160	0.160
43:00:00	0.000	0.000	0.000	0.000	0.157	0.157
43:30:00	0.000	0.000	0.000	0.000	0.155	0.155
44:00:00	0.000	0.000	0.000	0.000	0.153	0.153
44:30:00	0.000	0.000	0.000	0.000	0.150	0.150
45:00:00	0.000	0.000	0.000	0.000	0.148	0.148
45:30:00	0.000	0.000	0.000	0.000	0.146	0.146
46:00:00	0.000	0.000	0.000	0.000	0.144	0.144
46:30:00	0.000	0.000	0.000	0.000	0.142	0.142
47:00:00	0.000	0.000	0.000	0.000	0.140	0.140
47:30:00	0.000	0.000	0.000	0.000	0.138	0.138

Appendix

Catchment descriptors

Name	Value	User-defined value used?
Area (km ²)	2.27	No
ALTBAR	54	No
ASPBAR	36	No
ASPVAR	0.55	No
BFIHOST	0.66	No
BFIHOST19	0.45	No
DPLBAR (km)	1.47	No
DPSBAR (mkm ⁻¹)	41.2	No
FARL	1	No
LDP	2.53	No
PROPWET	0.34	No
RMED1H	11.4	No
RMED1D	41.2	No
RMED2D	52.6	No
SAAR (mm)	879	No
SAAR4170 (mm)	857	No
SPRHOST	34.34	No
Urbext2000	0.01	No
Urbext1990	0.01	No
URBCONC	0	No
URBLOC	0	No
DDF parameter C	-0.03	No
DDF parameter D1	0.41	No
DDF parameter D2	0.33	No
DDF parameter D3	0.35	No
DDF parameter E	0.32	No
DDF parameter F	2.48	No
DDF parameter C (1km grid value)	-0.03	No
DDF parameter D1 (1km grid value)	0.4	No
DDF parameter D2 (1km grid value)	0.33	No
DDF parameter D3 (1km grid value)	0.36	No
DDF parameter E (1km grid value)	0.32	No
DDF parameter F (1km grid value)	2.49	No



21355-100-A21355-100-B

21355-100-C21355-100-D

21355-100-E

21355-100-F

21355-100-G

21355-100-H

21355-100-I

21355-100-J

Grid

N

W

E

S

LEGEND

BANKING

BUSHES & HEDGES

TREES

GATES

ABBREVIATIONS (WHERE APPLICABLE)

FENCES

WALL

BUILDING

OPEN BODED BUILDING

GLASS ROOFED

CONTOURS

MARKER

MONITORING WELL

NOTICE BOARD

NAME PLATE

OVERHEAD WIRES

PARKING METER

ROOF LEVEL

ROAD SIGN

ROOF EYE

RETAINING WALL

RAIN WATER PIPE

SURFACE VALVE

STOP COCK

STRUCTURAL SUB LEVEL

THRESHOLD LEVEL

TELEGRAPH POLE

TELEPHONE CALL BOX

TOP OF KERB

TURNITILE

TRAFFIC LIGHT

TOP OF WALL

UNABLE TO LIFT

UNABLE TO SURVEY

VENT PIPE

WATER METER

WATER LEVEL

WASH DUT

WASTE PIPE

WATER TANK

WATER VALVE

BARBED WIRE FENCE

METAL RAILING FENCE

CLOSE BOARD FENCE

CHAIN LINK FENCE

POST AND RAIL FENCE

POST AND WIRE FENCE

STEEL PALISADE SECURITY FENCE

TUBULAR STEEL RAIL FENCE

LANDSLAP FENCE

METAL RAILING FENCE

POST AND CHAIN FENCE

POST AND RAIL FENCE

POST AND WIRE FENCE

STEEL PALISADE SECURITY FENCE

TUBULAR STEEL RAIL FENCE

LLF

MRF

PCF

PF

PRF

PWF

SPF

TSRF

REV.

NOTES

DWN

DATE

QMS

ISO 9001

REGISTERED

QMS

ISO 14001

REGISTERED

Notes:

Grid and levels relate to OS GPS Active Network.
Sheet is North orientated unless stated.

OS Data shown blue for context only. (OS Licence 100022432).

Maltby Surveys Ltd

2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB
Tel: 01444 416246
Fax: 01444 417697
E-Mail: ML@maltbysurveys.com
WebSite: http://www.maltbysurveys.com

SURVEYED

JS

DRAWN

JS

CHECKED

AKM

BELLWAY HOMES LTD

SCALE

1/200 (A0 Sheet)

Church Lane, Ashington RH20 3JX

TOPOGRAPHICAL SURVEY

Job No

Rev

Drawing Number

21/355

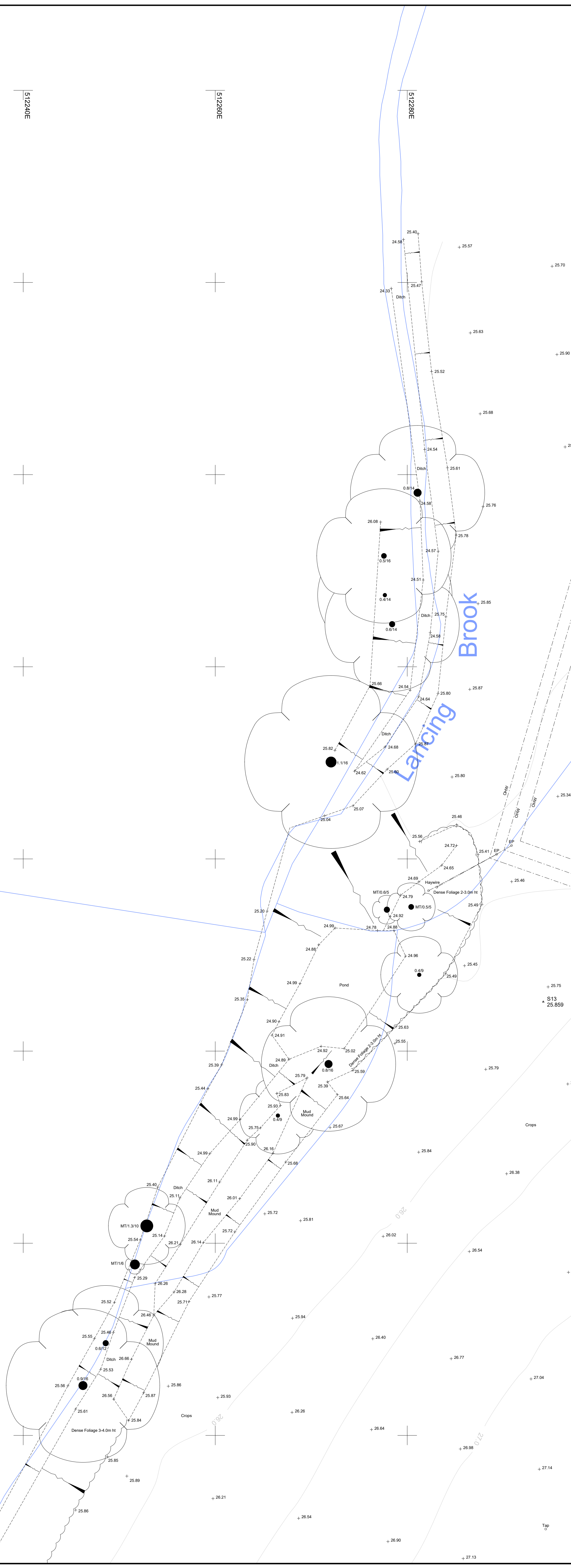
21/355/100/Overview

Date

December 2021

A

116340N
51280E
116320N
51280E
116300N
51280E
116280N
51280E
116260N
51280E
116240N
51280E
116220N
51280E
116200N
51280E



Sheet Layout

21355-100-A	21355-100-B	21355-100-E	21355-100-H
21355-100-C	21355-100-D		
21355-100-F		21355-100-G	21355-100-I
		21355-100-J	

Grid

N
W
E
S

LEGEND

BANKING	WALL
BUSHES & HEDGES	BUILDING
TREES	OPEN BOED BUILDING
GATES	GLASS ROOFED
CONTOURS	

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	AKH	MARKER	MKR
ARCH SPRINGER HEIGHT	ASH	MONITORING WELL	MW
ARCH SPRINGER LEVEL	ASL	NAME PLATE	NP
AIR VALVE	AV	OVERHEAD WIRE	OW
BELGIAN BEACON	BL	PARKING METER	PM
BELLARD	B	ROOF LEVEL	RL
BRITISH TELECOM BOX	BTB	ROAD SIGN	RS
BROWWORK	BTB	ROOFING EYE	RE
BUS STOP	BTB	RETAINING WALL	RTW
CABLE TV	BTB	RAIN WATER PIPE	RWP
CABLE & NARROW	BTB	SLICE VALVE	SV
COLUMN	CL	SOFT LEVEL	SL
CONCRETE POST	CP	STRUCTURAL SLAB LEVEL	SLL
EAVES LEVEL	EAV	SOL AND VENT PIPE	SVP
ELECTRICAL COVER	ELEC	THRESHOLD LEVEL	TL
ELECTRICITY CONTROL BOX	ECB	TELEGRAPH POLE	TP
ELECTRICITY POLE	EP	TELEPHONE CALL BOX	TCL
FINISHED FLOOR LEVEL	FFL	TOP OF KERB	TK
FLOOR BED	FB	TURNPILE	TP
FLOOR LEVEL	FL	TRAFFIC LIGHT	TL
FLAG STAFF	FS	TOP OF WALL	TW
GAS VALVE	GV	UNABLE TO SURVEY	UTS
GULLY	G	VENT PIPE	VP
INSPECTION COVER	IC	WATER METER	WM
INVERT LEVEL	L	WATER LEVEL	WL
LAMP POST	LP	WATER PIPE	WP
		WATER TANK	WT
		WATER VALVE	WV

FENCES

BARBED WIRE FENCE	BWF	LANCH LAP FENCE	LLF
CORRUGATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	POST AND RAIL FENCE	PRF
CHESTNUT PALING FENCE	CPF	POST AND WIRE FENCE	PWF
FENCE POST	FP	STEEL PALISADE SECURITY FENCE	SPSF
INTERLOCKED FENCE	IF	STEEL PALISADE SECURITY FENCE	SPSF
IRON RAILING FENCE	IRF	TUBULAR STEEL RAIL FENCE	TSRF

REV. NOTES

REV.	NOTES	DWN	DATE
A			

Notes:

Grid and levels relate to OS GPS Active Network.
Sheet is North orientated unless stated.

OS Data shown blue for context only. (OS Licence 100022432).

Maltby Surveys Ltd

2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB
Tel: 01444 416246
Fax: 01444 417697
E-Mail: ML5@maltbysurveys.com
WebSite: http://www.maltbysurveys.com

SURVEYED JS
DRAWN JS
CHECKED AKM

RICs

BELLWAY HOMES LTD

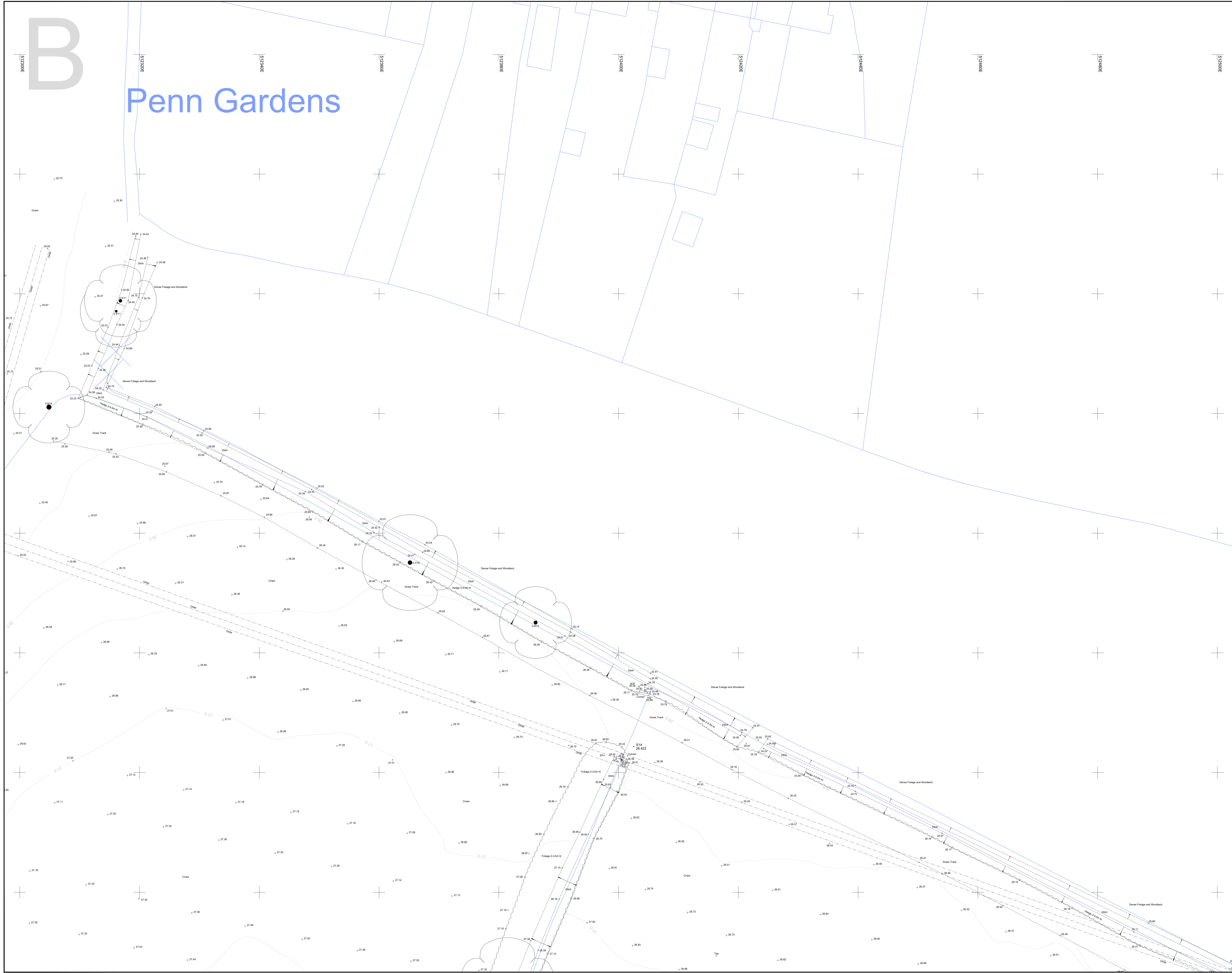
SCALE
1/200 (A0 Sheet)

Church Lane, Ashington RH20 3JX

TOPOGRAPHICAL SURVEY

Job No 21/355
Rev
Drawing Number 21/355/100/A

Date : December 2021



Sheet Layout

Grid

LEGEND

BANKING

BUSHES & HEDGES

TREES

GATES

WALL

BUILDING

OPEN BODED BUILDING

GLASS ROOFED

CONTOURS

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	AHH	MARKER	MKR
ARCH SPRINGER HEIGHT	AHS	MONITORING WELL	MW
ARCH SPRINGER LEVEL	ASL	NOTICE BOARD	NB
AIR VALVE	AV	OVERHEAD WIRES	OW
BELLSIA BEACON	BL	PARKING METER	PM
BOLLARD	B	ROOF LEVEL	RL
BRITISH TELECOM BOX	BTB	ROAD SIGN	RS
BRICKWORK	BRW	ROOFING EYE	RE
BUS STOP	BS	RETAINING WALL	RW
CABLE TV	CTV	RAIN WATER PIPE	RWP
CABLE & NARROW	CL	SLICE VALVE	SV
COLUMN	CL	STOP COCK	SC
CONCRETE POST	CP	STRUCTURAL SLAB LEVEL	SBL
EAVES LEVEL	EAV	THRESHOLD LEVEL	TL
ELECTRICAL COVER	ELC	TELEGRAPH POLE	TP
ELECTRICITY CONTROL BOX	EP	TELEPHONE CALL BOX	TCB
ELECTRICITY POLE	EP	TOP OF KERB	TK
EARLY ROD	ER	TRAFFIC LIGHT	TL
FINISHED FLOOR LEVEL	FFL	TURNPILE	TS
FLOWER BED	FB	UNABLE TO SURVEY	UTS
FIRE HYDRANT	FH	UNABLE TO SURVEY	UTS
FLOOR LEVEL	FL	VENT PIPE	VP
FLAG STAFF	FS	WATER METER	WM
GAS PIPE	GP	WATER LEVEL	WL
GAS VALVE	GV	WATER PIPE	WP
GULLY	G	WATER TANK	WT
INSPECTION COVER	IC	WATER VALVE	WV
INVERT LEVEL	L		
LAMP POST	LP		
FENCES			
BARBED WIRE FENCE	BWF	LANCH LAP FENCE	LLF
CORRUATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	POST AND RAIL FENCE	PRF
CHESTNUT PALING FENCE	CPF	POST AND WIRE FENCE	PWF
FENCE POST	FPS	STEEL PALISADE SECURITY FENCE	SPSF
INTERLOCKED FENCE	INF	TUBULAR STEEL RAIL FENCE	TSRF
IRON RAILING FENCE	IRF		

REV. NOTES

A

Notes:

Grid and levels relate to OS GPS Active Network.
Sheet is North orientated unless stated.

OS Data shown blue for context only. (OS Licence 100022432).

Maltby Surveys Ltd

2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB
Tel: 01444 416246
Fax: 01444 417697
E-Mail: ML@maltbysurveys.com
WebSite: http://www.maltbysurveys.com

SURVEYED JS
DRAWN JS
CHECKED AKM

BELLWAY HOMES LTD

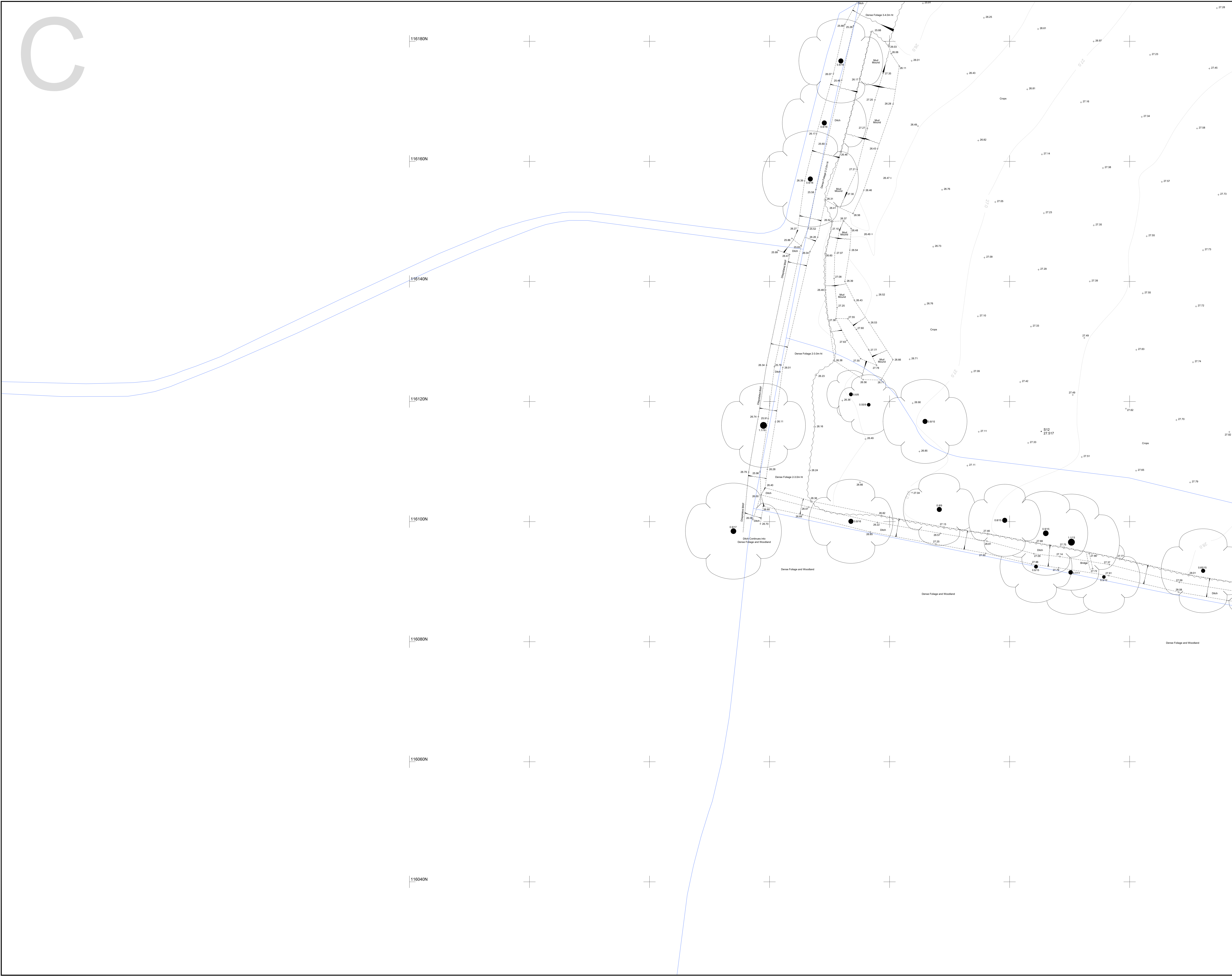
SCALE
1/200 (A0 Sheet)

Church Lane, Ashington RH20 3JX

TOPOGRAPHICAL SURVEY

Job No 21/355 Rev 1 Drawing Number 21/355/100/B
Date: December 2021

C



Sheet Layout

21355-100-A	21355-100-B	21355-100-E	21355-100-H
21355-100-C	21355-100-D		
21355-100-F		21355-100-G	
		21355-100-J	

Grid

N

W E

S

LEGEND

BANKING	WALL
BUSHES & HEDGES	BUILDING
TREES	OPEN BODE BUILDING
GATES	GLASS ROOFED
	CONTOURS

ABBREVIATIONS (WHERE APPLICABLE)

ARCH HEAD HEIGHT	ARKH	MARKER	MKR
ARCH SPRINGER HEIGHT	ASPH	MONITORING WELL	MW
ARCH SPRINGER LEVEL	ASL	NAME PLATE	NP
AIR VALVE	AV	OVERHEAD WIRES	OW
BED LEVEL	BL	PARKING METER	PM
BELLSIA BEACON	B	ROOF LEVEL	RL
BOLLARD	BTB	ROAD SIGN	RS
BRITISH TELECOM BOX	BTB	ROOFING EYE	RE
BRICKWORK	BRWK	RETAINING WALL	RTW
BUS STOP	BS	RAIN WATER PIPE	RWP
CABLE TV	CATV	SLURRY VALVE	SV
CABLE & NARROW	CL	SOFT LEVEL	SL
COLUMN	CP	STOP COCK	SC
CONCRETE POST	CP	STRUCTURAL SLAB LEVEL	SBL
EAVES LEVEL	EAV	THRESHOLD LEVEL	TL
ELECTRICAL COVER	ELEC	TELEGRAPH POLE	TP
ELECTRICITY POLE	EP	TELEPHONE CALL BOX	TCLB
EARTH ROD	ER	TOP OF KERB	TK
FINISHED FLOOR LEVEL	FFL	TURNPILE	TL
FLOWER BED	FB	TRAFFIC LIGHT	TL
FLAG STAFF	FS	TOP OF WALL	TW
FLOOR LEVEL	FL	UNABLE TO LIFT	UTL
GAS VALVE	GV	UNABLE TO SURVEY	UTS
GULLY	G	VENT PIPE	VP
INSPECTION COVER	IC	WATER LEVEL	WL
INVERT LEVEL	L	WATER PIPE	WP
LAMP POST	LP	WATER TANK	WT
		WATER VALVE	WV
FENCES			
BARBED WIRE FENCE	BWF	LANCH LAP FENCE	LLF
CORRUATED IRON FENCE	CIF	METAL RAILING FENCE	MRF
CLOSE BOARD FENCE	CBF	POST AND CHAIN FENCE	PCF
CHAIN LINK FENCE	CLF	POST AND RAIL FENCE	PRF
CHESTNUT PALING FENCE	CPF	POST AND WIRE FENCE	PWF
FENCE POST	FP	STEEL PALISADE SECURITY FENCE	SPSF
INTERWOVEN FENCE	WIF	STEEL PALISADE SECURITY FENCE	SPSF
IRON RAILING FENCE	IRF	TUBULAR STEEL RAIL FENCE	TSRF

REV.	NOTES	DWN	DATE
A			

Notes:

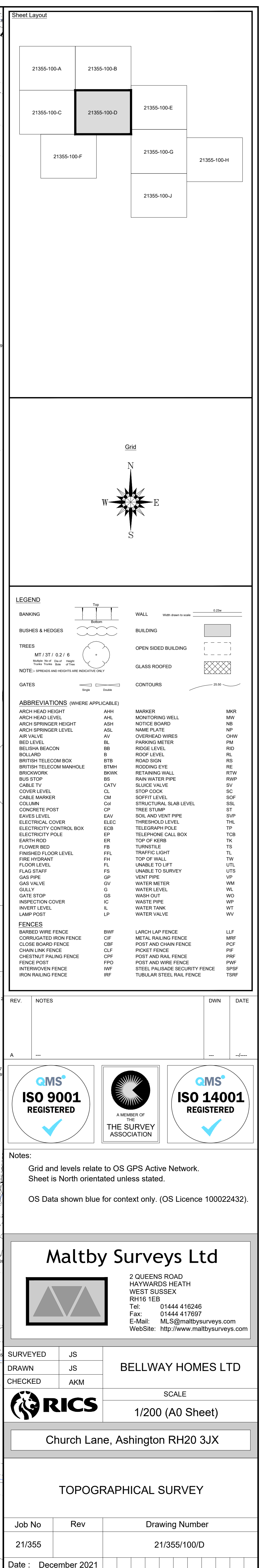
Grid and levels relate to OS GPS Active Network.
Sheet is North orientated unless stated.

OS Data shown blue for context only. (OS Licence 100022432).

Maltby Surveys Ltd

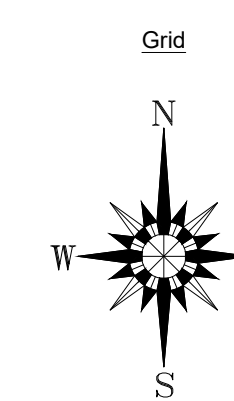
2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB
Tel: 01444 416246
Fax: 01444 417697
E-Mail: MSL@maltbysurveys.com
WebSite: http://www.maltbysurveys.com

SURVEYED	JS	BELLWAY HOMES LTD
DRAWN	JS	
CHECKED	AKM	
SCALE		
1/200 (A0 Sheet)		
Church Lane, Ashington RH20 3JX		
TOPOGRAPHICAL SURVEY		
Job No	Rev	Drawing Number
21/355		21/355/100/C
Date	December 2021	

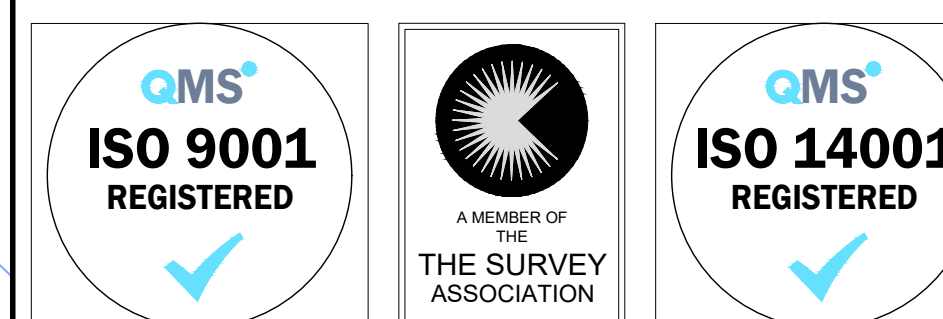


Sheet Layout

21355-100-A	21355-100-B	
21355-100-C	21355-100-D	21355-100-E
21355-100-F		21355-100-G
		21355-100-H
		21355-100-J

[illegible]

REV.	NOTES	DWN	D



Notes:

Grid and levels relate to OS GPS Active Network.
Sheet is North orientated unless stated.

OS Data shown blue for context only. (OS Licence 10002243)



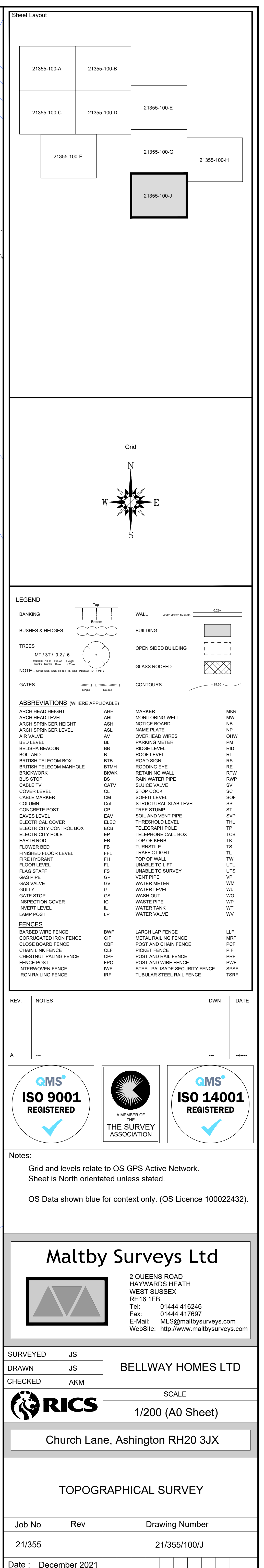
Maltby Surveys Ltd

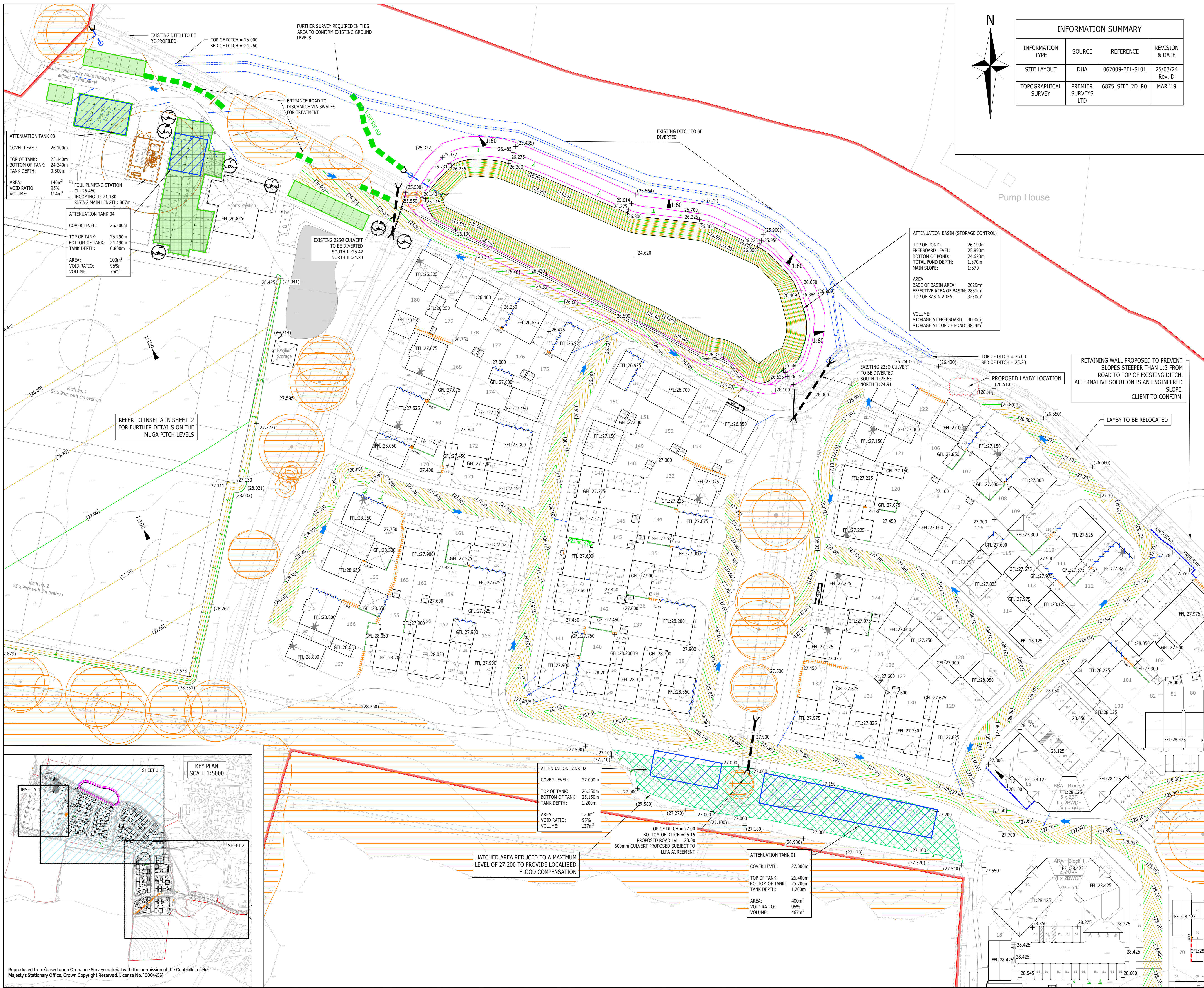
2 QUEENS ROAD
HAYWARDS HEATH
WEST SUSSEX
RH16 1EB

Tel: 01444 416246
Fax: 01444 417697
E-Mail: MLS@maltbysurveys.com
WebSite: <http://www.maltbysurveys.com>

SURVEYED	JS	BELLWAY HOMES LTD
DRAWN	JS	
CHECKED	AKM	
		SCALE
		1/200 (A0 Sheet)
Church Lane, Ashington RH20 3JX		

TOPOGRAPHICAL SURVEY									
Job No	Rev	Drawing Number							
21/355		21/355/100/E							
Date :	December 2021								

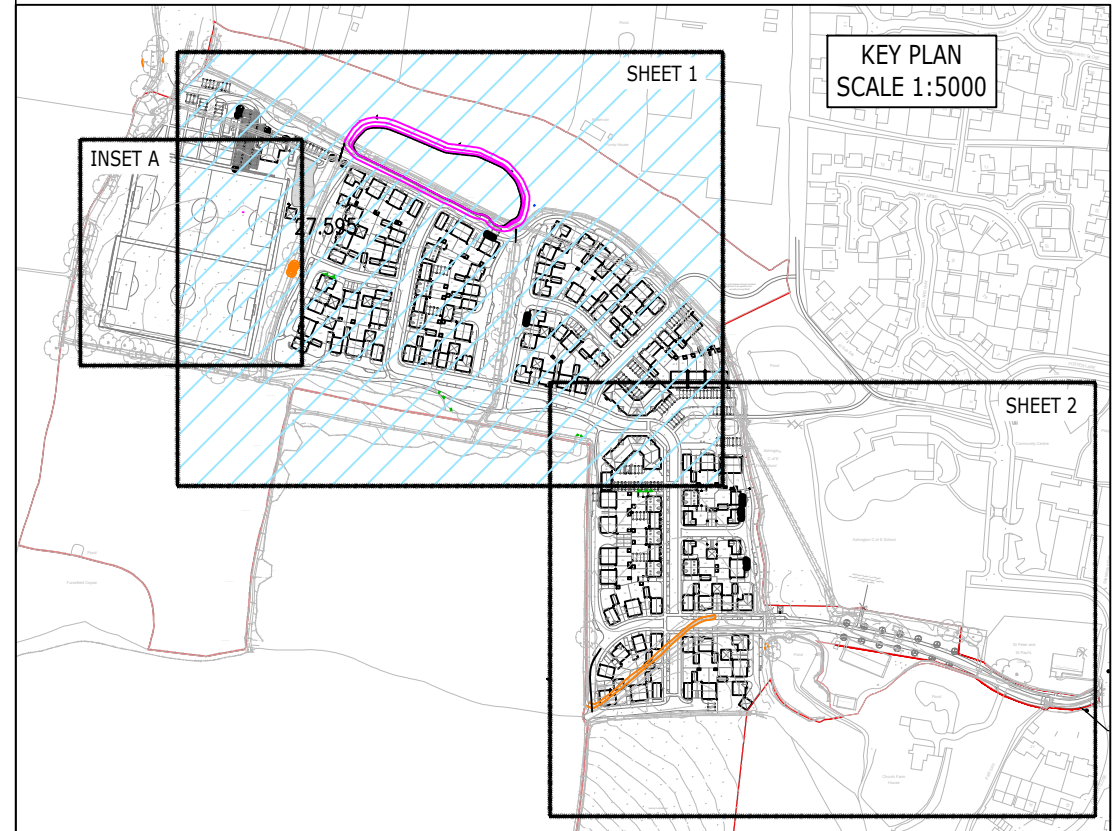




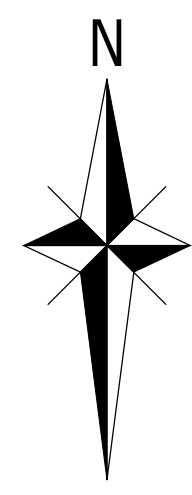
ATTENUATION TANK 03
COVER LEVEL: 26.100m
TOP OF TANK: 25.140m
BOTTOM OF TANK: 24.340m
TANK DEPTH: 0.800m
AREA: 140m²
VOID RATIO: 95%
VOLUME: 114m³

FOUL PUMPING STATION
CL: 26.450
INCOMING IL: 21.180
RISING MAIN LENGTH: 807m

ATTENUATION TANK 04
COVER LEVEL: 26.500m
TOP OF TANK: 25.290m
BOTTOM OF TANK: 24.490m
TANK DEPTH: 0.800m
AREA: 100m²
VOID RATIO: 95%
VOLUME: 76m³



Reproduced from/based upon Ordnance Survey material with the permission of the Controller of Her Majesty's Stationary Office. Crown Copyright Reserved. License No. 100046561



INFORMATION SUMMARY			
INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	DHA	062009-BEL-SL01	25/03/24 Rev. D
TOPOGRAPHICAL SURVEY	PREMIER SURVEYS LTD	6875_SITE_2D_R0	MAR '19

- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

- KEY (LEVELS):**
- SITE BOUNDARY.
 - INDICATES REQUIREMENT FOR UNDERBUILD, I.E. WHERE EXTERNAL LEVELS ARE MORE THAN 150mm BELOW FFL.
 - REQUIREMENT FOR RAISED DPC, I.E. WHERE EXTERNAL LEVELS ARE LESS THAN 150mm BELOW FFL, E.G. FLUSH THRESHOLD ENTRANCE.
 - REQUIREMENT FOR TANKING DETAIL, I.E. WHERE EXTERNAL LEVELS ARE GREATER THAN FFL.
 - REQUIREMENT FOR MORE THAN ONE GRAVEL BOARD UNDER FENCE, I.E. RETAINS GREATER THAN 150mm UP TO A MAXIMUM OF 450mm ON ONE SIDE.
 - RETAINING WALL, HEIGHT IN METRES IN BRACKETS, WHEN MORE THAN 450mm
 - PROPOSED GRADIENT.
 - INDICATES NUMBER OF STEPS.
 - STEP IN UNITS (MORE THAN 150mm FOR STEPS TO GARAGE).
 - PROPOSED GRADIENT.
 - EXISTING SPOT LEVEL.
 - PROPOSED SPOT LEVEL.
 - PROPOSED MAJOR CONTOUR (250mm).
 - PROPOSED MINOR CONTOUR (50mm).
 - PROPOSED CONTOUR LEVEL.
 - TIMBER SLEEPER 600mm MAX.
 - INDICATES BANKING (MAX 1:3 SLOPE)
 - TREE ROOT PROTECTION AREA.

- KEY (DRAINAGE):**
- PROPOSED PERMEABLE PAVING
 - PROPOSED ATTENUATION TANK
 - PROPOSED KERB DRAIN
 - PROPOSED SW DRAINS/SEWER & MANHOLE / INSPECTION CHAMBER
 - PROPOSED HEADWALL
 - PROPOSED SWALE
 - PROPOSED FLOOD STORAGE AREA
 - PROPOSED CULVERT

SEE SHEET 2 FOR CONTINUATION

DRAFT

A	WORK IN PROGRESS FOR COMMENT	DC	JM	BB	03-06-24
Rev	Description	Drn	Chk	App	Date

ARDENT CONSULTING ENGINEERS

Third Floor
The Hallmark Building
52-56 Leadenhall Street
London
EC3M 5JL

Tel: 020 7680 4088
Web: www.ardent-ce.co.uk
E-mail: enquiries@ardent-ce.co.uk

worksafe consultant
www.amsad.co.uk

SSIP
Safely Managed
Infrastructure

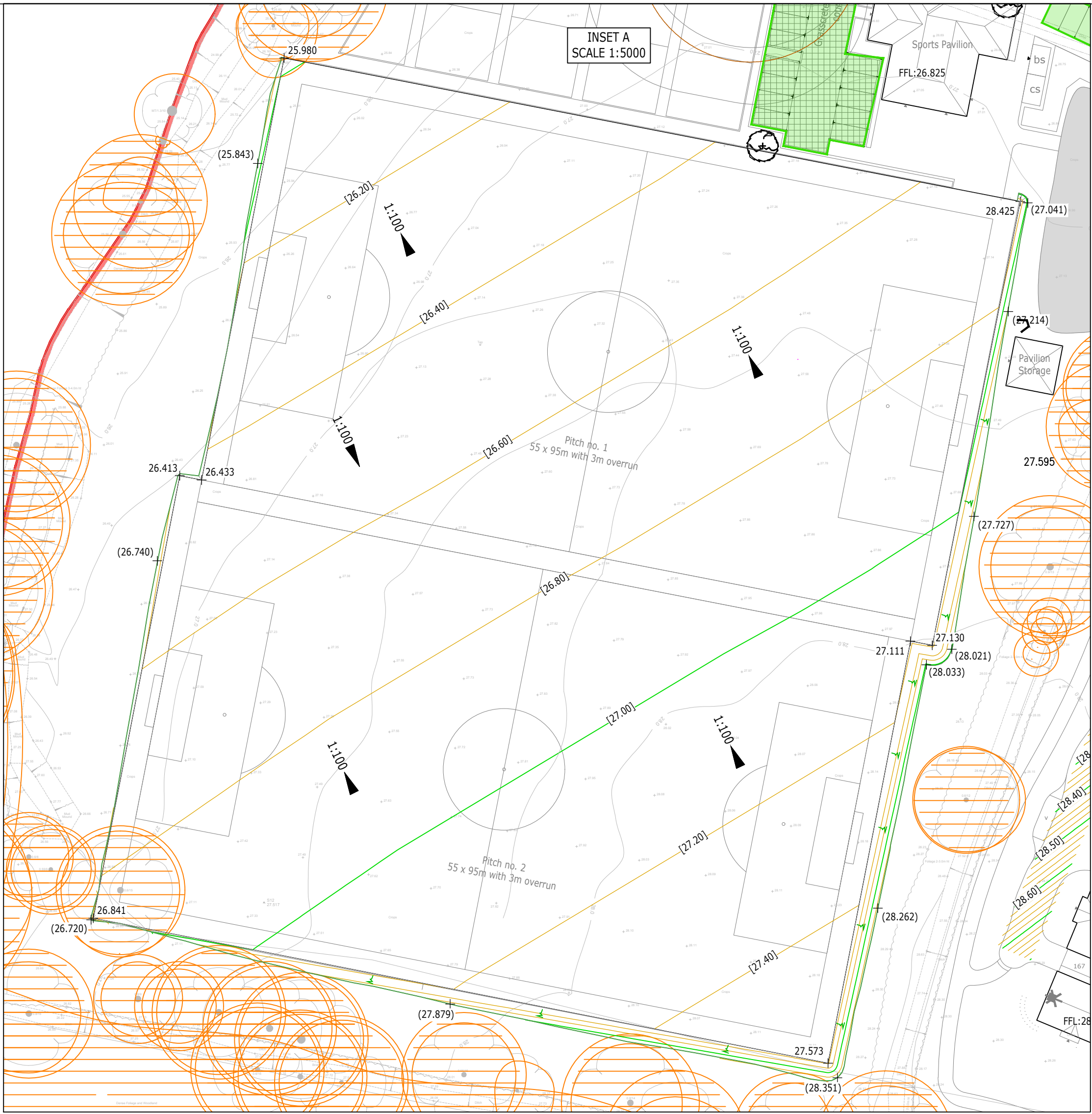
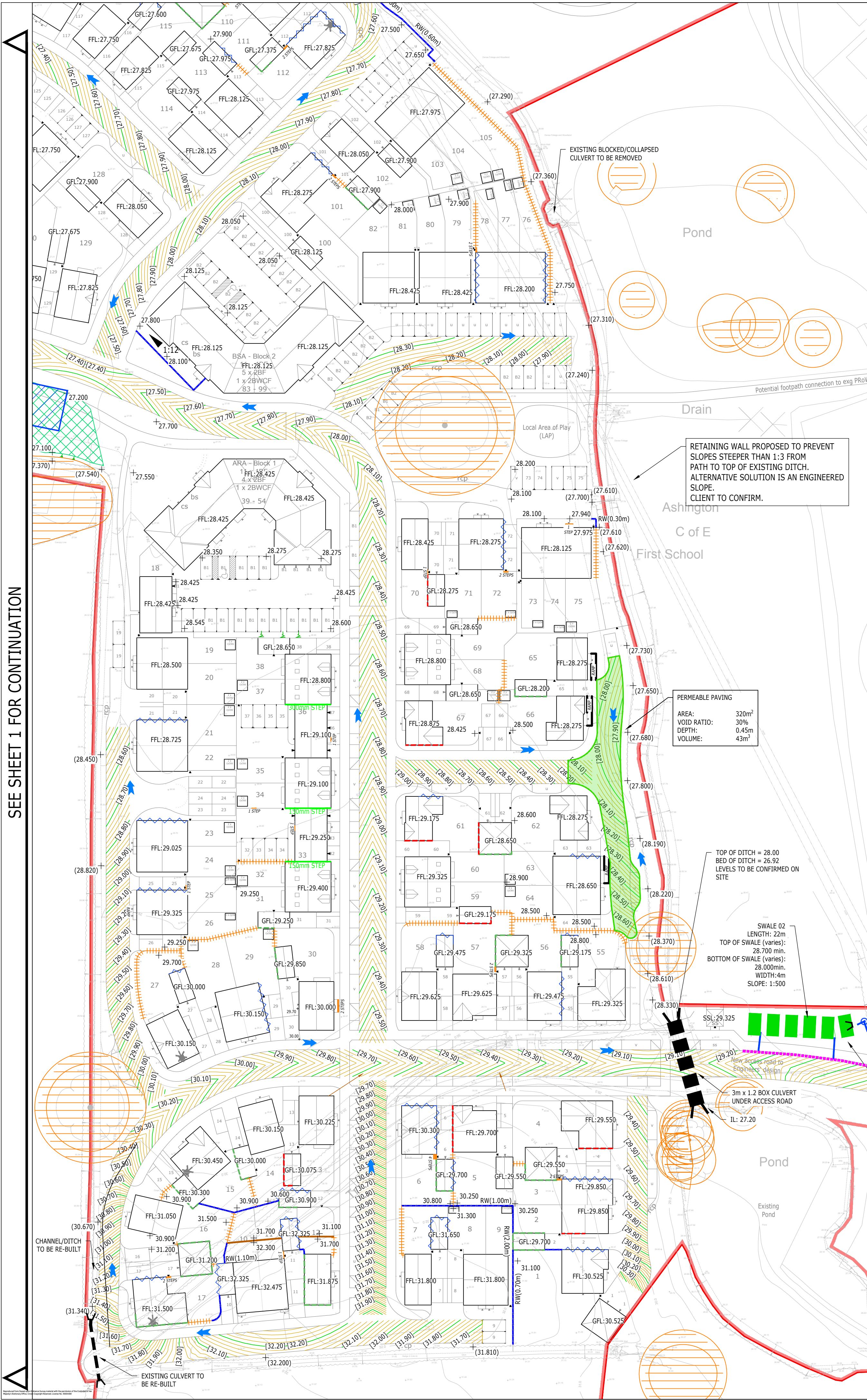
Client: **BELLWAYS LIMITED SOUTH LONDON**

Project Title: **CHURCH LANE - ASHINGTON**

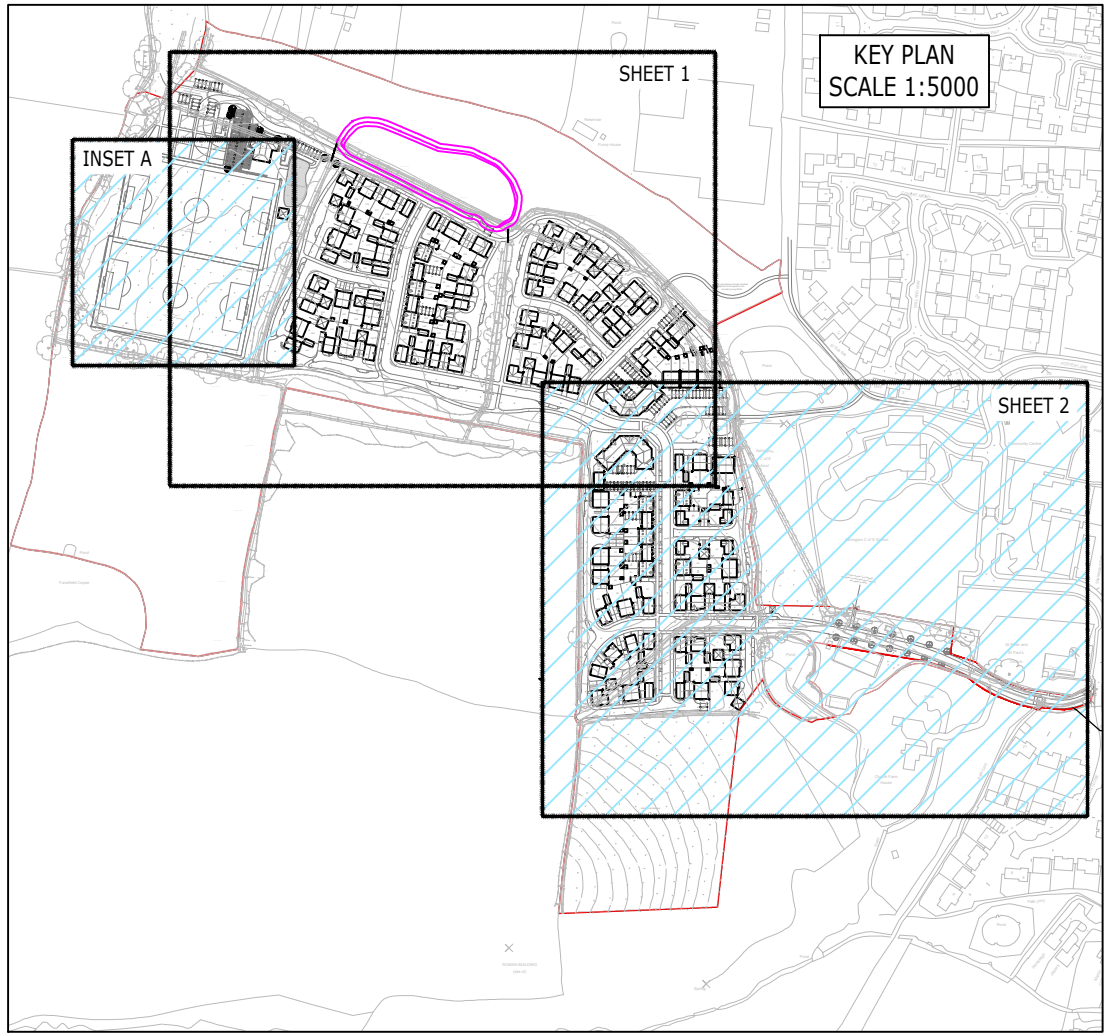
Drawing Title: **CONCEPT LEVELS STRATEGY**

A1 Scale	Date	Designed by
1:500	MAY '24	DC
Drawn by	Checked by	Approved by
DC	JM	BB
Drawing Number	Rev	
2108611-001	A	

SEE SHEET 1 FOR CONTINUATION



INFORMATION SUMMARY			
INFORMATION TYPE	SOURCE	REFERENCE	REVISION & DATE
SITE LAYOUT	DHA	062009-BEL-SL01	25/03/24 Rev. D
TOPOGRAPHICAL SURVEY	PREMIER SURVEYS LTD	6875_SITE_2D_R0	MAR '19



- NOTES:
- THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE RELEVANT SPECIFICATION, INC. RISK ASSESSMENTS AND ALL OTHER RELATED DRAWINGS ISSUED BY THE ENGINEER.
 - DO NOT SCALE FROM THIS DRAWING. WORK FROM FIGURED DIMENSIONS ONLY.
 - ALL DIMENSIONS SHOWN ON THIS DRAWING ARE IN METRES UNLESS OTHERWISE STATED.
 - ALL DIMENSIONS, LEVELS AND SURVEY GRID CO-ORDINATES ARE TO BE CHECKED ON SITE AND THE ENGINEER NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES PRIOR TO THE COMMENCEMENT OF THE WORKS.
 - NO DEVIATION FROM THE DETAILS SHOWN ON THIS DRAWING IS PERMITTED WITHOUT PRIOR PERMISSION FROM THE ENGINEER.
 - ANY WORKS OUTSIDE RED SITE BOUNDARY ARE FOR INFORMATION PURPOSES ONLY. UNLESS SPECIFICALLY NOTED, ALL WORKS OUTSIDE THE SITE BOUNDARY WILL BE UNDERTAKEN BY OTHERS UNDER A SEPARATE CONTRACT.

- KEY (LEVELS):
- SITE BOUNDARY.
 - INDICATES REQUIREMENT FOR UNDERBUILD, I.E. WHERE EXTERNAL LEVELS ARE MORE THAN 150mm BELOW FFL.
 - REQUIREMENT FOR RAISED DPC, I.E. WHERE EXTERNAL LEVELS ARE LESS THAN 150mm BELOW FFL, E.G. FLUSH THRESHOLD ENTRANCE.
 - REQUIREMENT FOR TANKING DETAIL, I.E. WHERE EXTERNAL LEVELS ARE GREATER THAN FFL.
 - REQUIREMENT FOR MORE THAN ONE GRAVEL BOARD UNDER FENCE, I.E. RETAINS GREATER THAN 150mm UP TO A MAXIMUM OF 450mm ON ONE SIDE.
 - RETAINING WALL, HEIGHT IN METRES IN BRACKETS WHEN MORE THAN 450mm
 - PROPOSED GRADIENT.
 - INDICATES NUMBER OF STEPS.
 - STEP IN UNITS (MORE THAN 150mm FOR STEPS TO GARAGE).
 - PROPOSED GRADIENT.
 - EXISTING SPOT LEVEL.
 - PROPOSED SPOT LEVEL.
 - PROPOSED MAJOR CONTOUR (250mm).
 - PROPOSED MINOR CONTOUR (50mm).
 - PROPOSED CONTOUR LEVEL.
 - TIMBER SLEEPER 600mm MAX.
 - INDICATES BANKING (MAX 1:3 SLOPE)
 - TREE ROOT PROTECTION AREA.

- KEY (DRAINAGE):
- PROPOSED PERMEABLE PAVING
 - PROPOSED ATTENUATION TANK
 - PROPOSED KERB DRAIN
 - PROPOSED SW DRAINS/SEWER & MANHOLE / INSPECTION CHAMBER
 - PROPOSED HEADWALL
 - PROPOSED SWALE
 - PROPOSED FLOOD STORAGE AREA
 - PROPOSED CULVERT

DRAFT

A	WORK IN PROGRESS FOR COMMENT	DC	JM	BB	06-05-24
Rev	Description	Drn	Chk	App	Date
ARDENT CONSULTING ENGINEERS					
Third Floor The Hallmark Building 52-56 Leadenhall Street London EC3M 5JE Tel: 020 7680 4088 Web: www.ardent-ce.co.uk E-mail: enquiries@ardent-ce.co.uk					
Client BELLWAYS LIMITED SOUTH LONDON					
Project Title: CHURCH LANE - ASHINGTON					
Drawing Title: CONCEPT LEVELS STRATEGY					
Scale	1:500	Date	Designed by	DC	
Drawn by	DC	Checked by	JM	Approved by	
Drawing Number	2108611-002				Rev A