

To: David Norton  
William Davis Ltd

Our Ref: PBL-BWB-ZZ-XX-RP-YE-0002\_FRA Summary Letter\_S2-P1

Date: 2<sup>nd</sup> March 2023

Dear David,

**Re: Pedmore, Bromwich Lane (221329) – Flood Risk Assessment Summary**

This letter provides a summary of the Flood Risk Assessment (FRA, reference: PBL-BWB-ZZ-XX-RP-YE-0001\_S2-P03), in particular surface water flood risk, undertaken for a site located at Bromwich Lane, Pedmore. This letter should be read in conjunction with the full FRA which provides further details relating to flood risk and recommended mitigation measures.

**Table 1** provides a summary of the pre-mitigation sources of flood risk to the site, which are further discussed within the FRA. The site is not considered to be at a significant flood risk, subject to the recommended flood mitigation strategies being implemented.

**Table 1: Pre-Mitigation Sources of Flood Risk**

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Fluvial				X	The site is located in Flood Zone 1 and there no ordinary watercourses within the immediate vicinity of the site.
Canals				X	The site is located approximately 5.4km from the nearest canal and is elevated far above this waterbody.
Groundwater			X		The overall risk is considered to be low, but intrusive ground investigations identified localised shallow groundwater levels that could be encountered during the construction phase.

11 Portland Street  
(Aytoun St Side)  
Manchester  
M1 3HU

Tel: 0161 233 4260

[Manchester@bwbconsulting.com](mailto:Manchester@bwbconsulting.com)  
[www.bwbconsulting.com](http://www.bwbconsulting.com)

Flood Source	Potential Risk				Description
	High	Medium	Low	None	
Reservoirs and waterbodies				X	The site is far removed from any areas at risk of reservoir failure.
Pluvial runoff			X		The majority of the site is shown to be at very low risk of flooding from pluvial sources. There is an isolated area of low to medium risk along the western site boundary. However, the development of the site is expected to resolve this potential risk of flooding.
Sewers			X		No public or private sewers are known to be located within the site.
Effect of Development on Wider Catchment			X		Development will not result in impedance of pluvial and fluvial flow routes.
		X			The development will increase the area of impermeable surfaces leading to a potential increase in runoff, unless mitigated.

**Figure 1** (overleaf) shows the Environment Agency (EA) surface water flood risk mapping for the site. This mapping shows the majority of the site to be at very low risk of surface water flooding with a low-risk overland flow route along the west site boundary which culminates in a medium risk area of ponding.

Within the area of medium flood risk, the EA's flood risk mapping indicates potential flood depths of up to 300mm during the 1 in 100-year (Medium Risk) design event. The flood hazard rating in this location is classified as 'Low – Caution'.

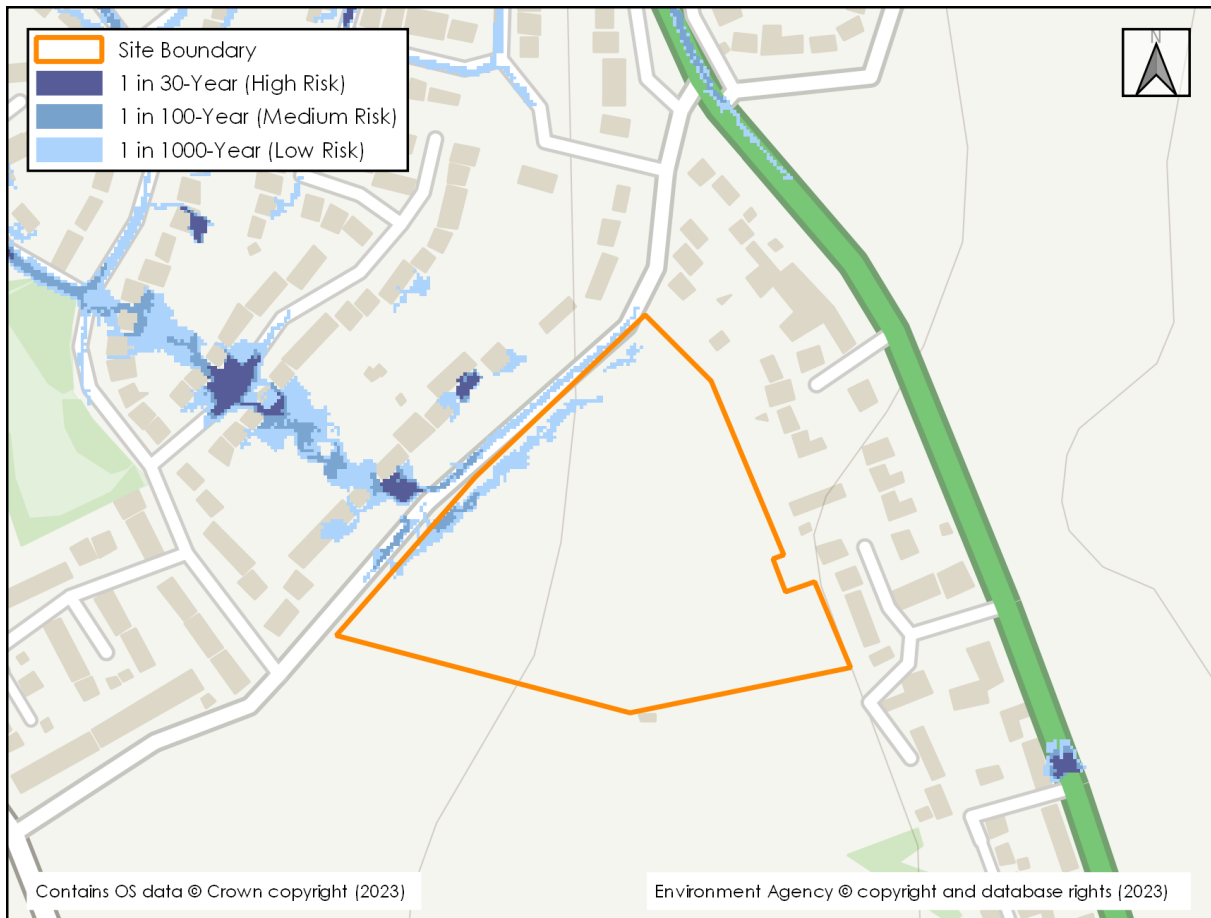
The surface water flood risk area shown on the EA's flood risk mapping is associated with the existing topography of the site and the uncontrolled runoff of surface water through the greenfield site from east to west before collecting within a topographical depression between the site boundary and Bromwich Lane.

Overall, the site is considered to be at a low risk of flooding from surface water.

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**Figure 1: Surface Water Extents Mapping**

This potential flood risk mechanism may be resolved following implementation of a suitably designed surface water drainage system which will capture and convey surface water through the site, towards an attenuation pond, hence re-directing overland flows away from the topographical depression.

Additionally, there will be opportunities to contain any residual overland flow routes within a green infrastructure corridor along the north west boundary of the site. However, the inclusion of any green / blue corridors will be subject to inclusion within future development masterplans and will be confirmed as the scheme progresses.

BWB Consulting have prepared a Sustainable Drainage Statement (SDS, reference: PBL-BWB-ZZ-XX-CD-0001\_SDS\_S2-P03) which provides a surface water drainage strategy to manage surface water runoff from the proposed development site. If the surface water drainage strategy presented is adhered to, then the existing surface water flow route and area of ponding will be managed, providing a betterment on the existing scenario at the site.

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I trust the information provided within this summary letter is sufficient. However, please let us know if you wish to discuss any matters further.

Yours faithfully

Matthew Bailey  
Engineer – Environmental Engineering  
**BWB Consulting Limited**

11 Portland Street  
(Aytoun St Side)  
Manchester  
M1 3HU

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[www.bwbconsulting.com](http://www.bwbconsulting.com)