

6 Flooding Risk Assessment

The proposed extension of Westbury garage forwards will not increase the risk of flooding in Westbury, Rheda or the local area.

- a. The area proposed to be have the Westbury garage extension located, is predominately a concrete pad construction (part of Westbury existing drive) with no existing soak away capacity (approx area 13' by 10', 1300 sq. ft.).

An area (approx 10' by 1', 10 sq. ft.) currently located on the Rheda property is stone on the surface, with Rheda garage foundations below, very limited soak away potential. This area of land has no existing function with regards to surface water disposal for either the Westbury or Rheda property.

Construction of the proposed Westbury garage extension will not reduce the soak away capacity at Westbury, Rheda or in the local area.
- b. As part of the proposed garage extension works a new drainage system shall be installed from the front, located on the East side of Rheda existing garage. This will capture surface water from an existing down spout part draining Rheda garage East slope. Surface water shall be routed to a soak away located in the South East corner of the Westbury plot. Soak away constructed two years ago with ample capacity and adequate drainage inspection points

The existing above ground East side Rheda guttering and down spouts appear to be in good condition and shall only have minimal modification as part of these works, extending South by 6 inch, down spout moved from East side corner to front (South) of Rheda garage.

The condition of the existing Rheda East slope underground drainage system appears to be in working order, however the final destination of this surface water is unknown. I suspect this surface water goes to a redundant septic tank located behind Westbury existing garage, this is not ideal as this was made redundant by a previous owner of Westbury and concreted over. The redundant Westbury septic tank has no access and no way to inspect or be maintain, the existing arrangement is not ideal

This approach has been agreed between Westbury and Rheda property owners.
- c. An existing surface water drainage system exists for the Rheda Garage East and West slope to the rear, this shall not be modified.
- d. The East side surface water drainage of Westbury garage shall be an extension of the existing guttering system, draining to the rear via an existing down spout and recently upgraded and inspected underground drainage system . The existing down spout and underground drainage system terminate at a soak away, located in field to North of the Westbury plot. The field is owned by Rheda, the soak way owned by Westbury, this was done by previous owners of Westbury and Rheda, this was done via solicitors to ensure all legal aspects are covered. This existing soak away has ample capacity to take the water from the proposed extension.
- e. The West side surface water drainage of the Westbury garage shall be an extension of the existing guttering system, draining to the rear via an existing down spout and recently upgraded and inspected underground drainage system . The existing down spout and underground drainage system terminate at a soak away, located in field to North of the Westbury plot. The field is owned by Rheda, the soak way owned by Westbury, this was done by previous owners of Westbury and Rheda, this was done via solicitors to ensure all legal aspects are covered. This existing soak away has ample capacity to take the water from the proposed extension.
- f. A channel drainage system shall be installed in the existing Westbury drive in front of the proposed garage extension. This will capture surface water from flowing down Westbury drive in to Westbury garage. Surface water shall be routed to a soak away located in the South East corner of the Westbury plot. Soak away and new underground drainage system constructed two years ago with ample capacity and adequate drainage inspection points.
- g. The Westbury property is classed as being in a flood risk area, however since construction in the seventies the property and its grounds have never flooded. The proposed extension to Westbury garage will not increase the flood risk.