

Flooding & Drainage

Flood Risk

The River Leadon is located off the southwestern boundary, and the development has been arranged to avoid encroaching into the floodplain. The development is therefore to be located entirely within the areas at Low Risk of flooding.

A number of drainage ditches flow through the Site and into the River Leadon. These are understood to receive flows from adjacent existing developments and from the eastern hillside. These watercourses will be preserved within the development proposals.



Foul Water Drainage

The Severn Trent Water sewer record plans identify that the surrounding area is well served by a network of foul sewers. To accommodate the anticipated increase in foul flows, it is anticipated that a connection will be made from the development to the existing 150mm foul sewer network beyond the eastern boundary of the site.

A foul pumping station is located beyond the centre of the eastern boundary. The Severn Trent Water plans indicates that this pumping station currently serves the industrial estate to the east of the site.

Further investigations will be undertaken to ascertain whether the existing network, has sufficient capacity to accommodate the proposed development. Discussions are ongoing with Severn Trent Water to determine a suitable foul drainage strategy that will cause negligible impact on the exiting network.

Surface Water Drainage

The existing conditions on the site are considered to be greenfield, therefore it currently drains through a combination of infiltration into the ground and surface runoff into the minor ditches and River Leadon. It is proposed to retain the discharge to the local watercourses but to restrict runoff from the development to the equivalent greenfield annual average runoff rate (QBAR). Therefore there will be no increase in runoff from the site as a result from the development and in large storm events there will be a significant reduction.

Attenuated surface water storage will be provided in the form of retention ponds and basins (SuDS), these will be sized to accommodate the Environment Agency's latest predictions for future climate change. The SuDS will also provide amenity and ecological benefits.

The development proposals also make allowances for the proposed new canal in Ledbury. The canal is proposed to be located between the development and the River Leadon floodplain. The canal could be fed in part with water from the on-site ditch networks, as well as runoff from the development proposals. Control weirs and storm weirs could be included to provide a safe overflow from the canal into the River Leadon.

