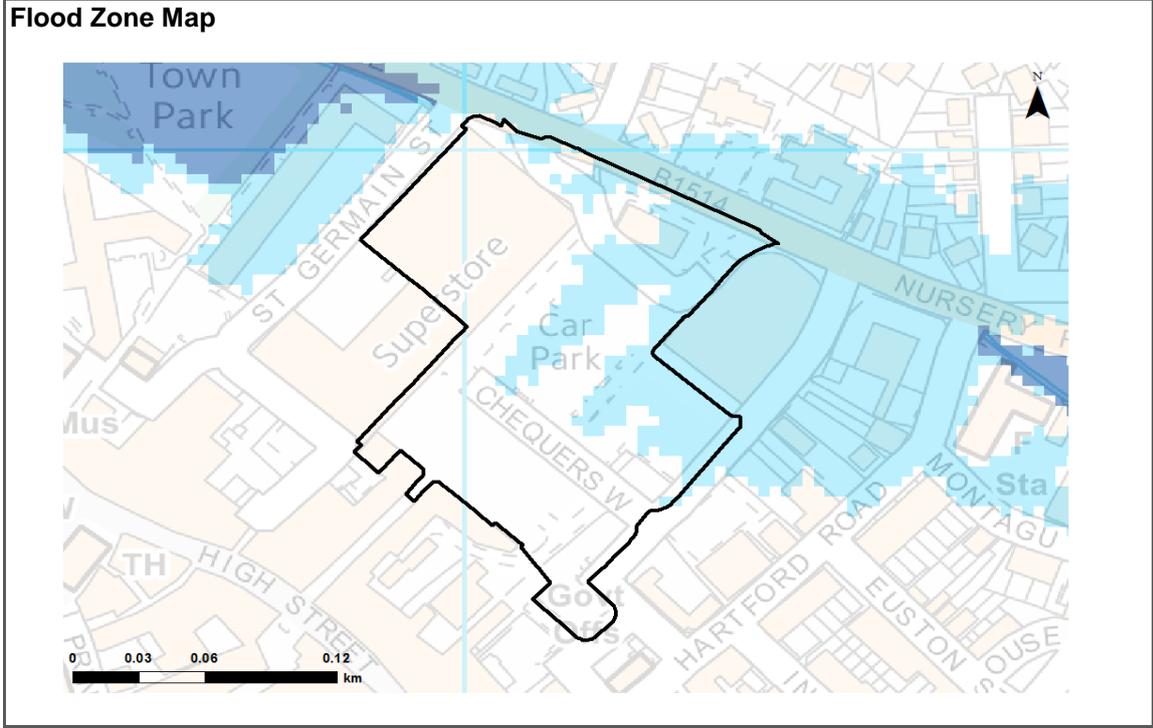


**Chequers Court, Huntingdon**

<b>OSNGR:</b> 524041,271901	<b>Area:</b> 2.62ha		<b>Brownfield</b>	
<b>Flood Zone Coverage:</b>	<b>FZ3b</b> 0%	<b>FZ3a</b> 0%	<b>FZ2</b> 27%	<b>FZ1</b> 73%

**Sources of flood risk:**  
 Fluvial flood risk to the site is from Barracks Brook. Although the watercourse is culverted through the site, the culvert becomes surcharged in floods of a magnitude higher than the 1% AEP event, causing the site the flood. The site is also shown to be substantially at risk from surface water flooding, although mainly from 0.1% AEP events.

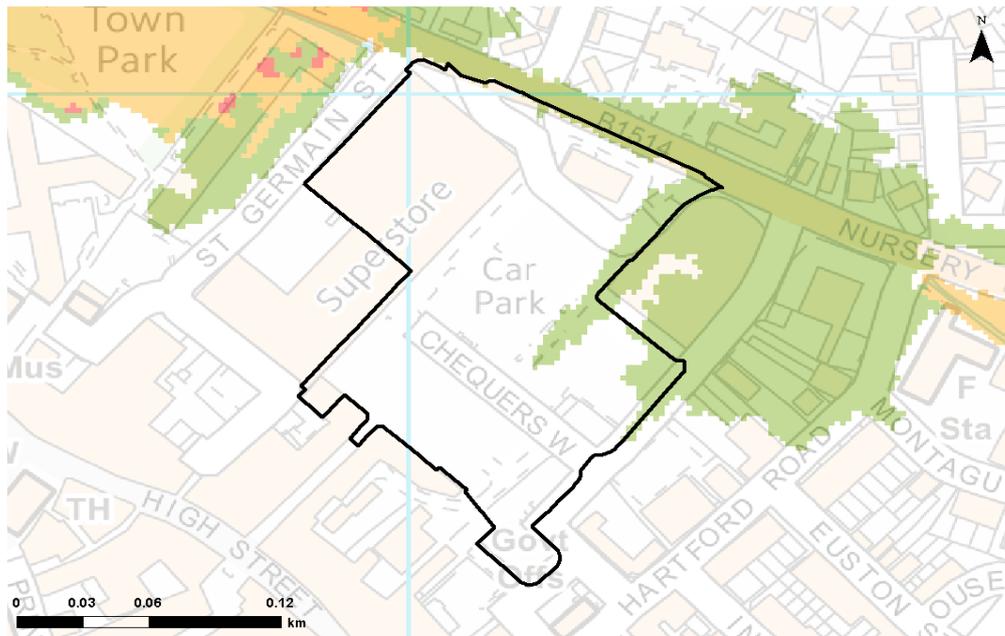
**Exception Test Required?**  
 Yes, for Highly Vulnerable development located in FZ2.



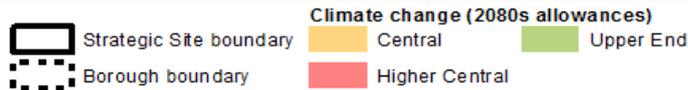
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	Potential development location		Flood Zone 3b		Flood Zone 3a
	Council boundary		Indicative Extent of Flood Zone 3b		Flood Zone 2

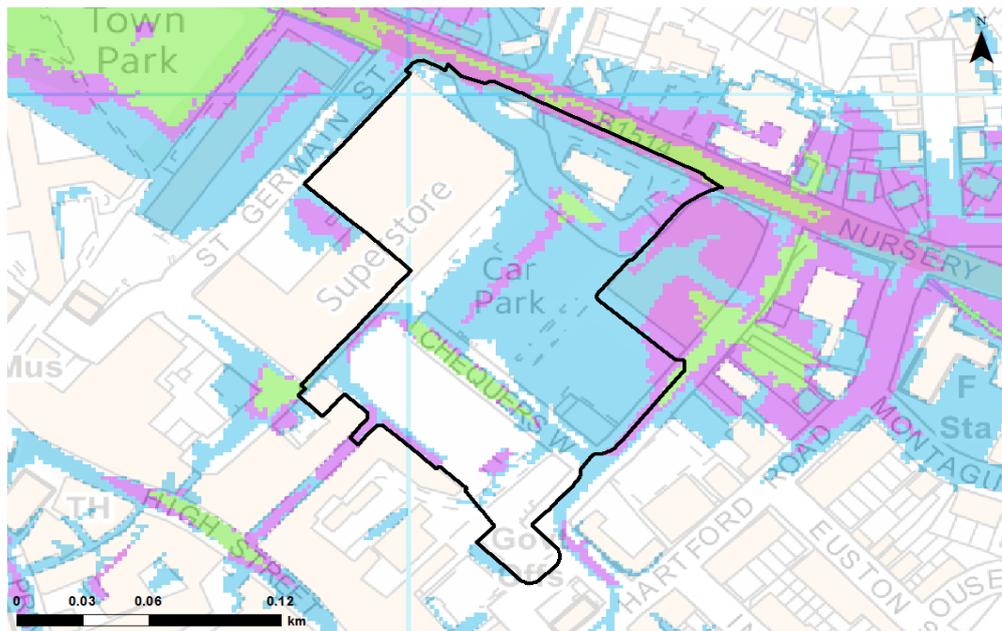
**Climate Change Map**



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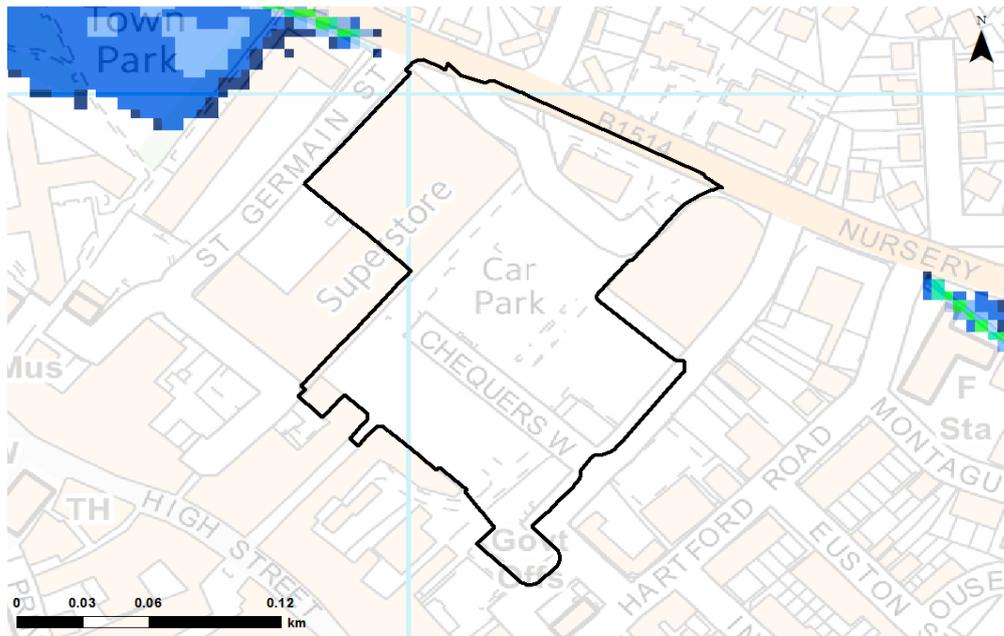
**Surface Water Map**



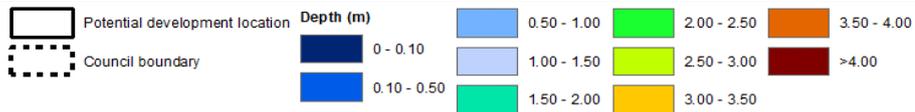
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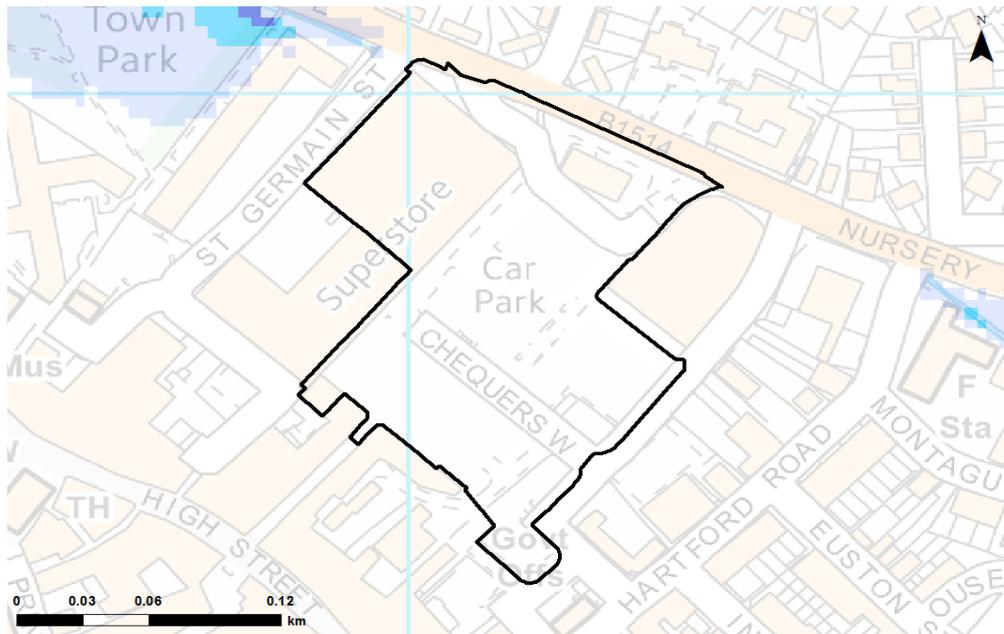
**Depth Map - fluvial flooding (1% Annual exceedance probability)**



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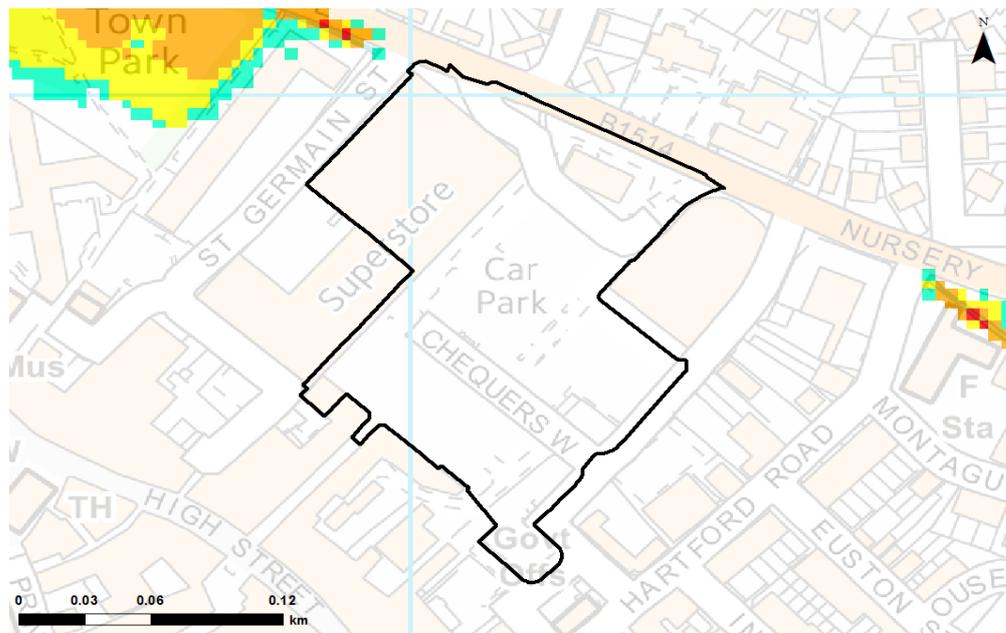
**Velocity Map - fluvial flooding (1% Annual exceedance probability)**



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**Hazard Map - fluvial flooding (1% Annual exceedance probability)**



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	Potential development location	<b>Hazard Rating</b>		Danger for some		Danger for all
	Council boundary		Very low hazard - caution			Danger for most

**SuDS & the development site:**

SuDS Type	Suitability	Comments
Source Control		Most source control techniques are likely to be suitable. Mapping suggests that permeable paving may have to use non-infiltrating systems given the possible risk from groundwater and that the site is classified as Brownfield.
Infiltration		Mapping suggests that there is a high risk of groundwater flooding at this location, therefore it is possible infiltration techniques will not be suitable.
Detention		This option may be feasible provided site slopes are < 5% at the location of the detention feature. A liner may be required to prevent the egress of groundwater and if there are any contamination issues.
Filtration		This feature is probably suitable provided site slopes are <5% and the depth to the water table is >1m. A liner may be required to prevent the egress of groundwater and if there are any contamination issues.
Conveyance		All forms of conveyance are likely to be suitable. Where the slopes are >5% features should follow contours or utilise check dams to slow flows. A liner may be required to prevent the egress of groundwater and if there are any contamination issues.

Drainage strategies should demonstrate that an appropriate number of treatment stages have been delivered. This depends on the factors such as the type of development, primary source of runoff and likelihood of contamination. Guidance should be sought from the LLFA and other guidance documents such as the CIRIA SuDS Manual (C753).

**Flood Defences:**

There are no flood defences at this site.

**Emergency Planning:**

This site is partially covered by the Huntingdon and Hartford Flood Warning Area

**Access & Egress:**

The access route to the site, the B1514 is shown to be at risk of flooding in the 0.1% AEP event. There is no alternative suitable access or egress routes.

**Climate Change:**

Currently the site is only within Flood Zone 2. However, modelling shows flooding to the site from a 1% AEP event when the Central, Higher Central and Upper End climate change allowances are applied. This suggests that, in the future, a part of the site that is currently considered as Flood Zone 2 may become Flood Zone 3. Climate change may increase the extent of surface water flooding in the future.

**Implications for Development:**

Any Highly Vulnerable development placed within Flood Zone 2 will be required to pass the Exception Test. The main access and egress route is affected by flooding, therefore safe access and egress will be required by development, or safe refuge provided if evacuation is not possible during a flood. Climate change may increase the extent of surface water and fluvial flooding in the future and have the potential to affect routes. The watercourse is culverted under the site; the culvert will need to be assessed as part of a site specific flood risk assessment to determine whether there is sufficient capacity to convey water in the future with potential increases in flow due to climate change. The potential impacts of blockage of the culvert should also be investigated and any affect on the development site should be mitigated against. Broadscale assessment of suitable SuDS has indicated a number of different types may be possible; however, given the size of the site and the proportion of the site at risk from flooding, the type of SuDS system used may be influenced by amount of land available; depending on the system used there may be an impact on the amount of land available for development and the cost of development. The site is not known to benefit from any flood defences. Given the size and location of the site, it is unlikely the site itself could be used to implement strategic solutions to alleviate flood risk elsewhere in the catchment. The upper reaches of the Barrack Brook are also considerably urbanised, making any upstream balancing unfeasible due to the lack of available land.

**Guidance for Developers:**

[Mapping in this table is based on results from the Environment Agency's Barracks Brook 2D model.](#)

At the planning application stage, a site-specific flood risk assessment will be required if any development is located within Flood Zones. Where a site specific FRA has produced modelling outlines which differ from the Flood Map for Planning then a full evidence based review would be required; where this is acceptable to the EA then amendments to the Flood Map for Planning may take place.

Implications of culvert blockage should be considered as part of the site-specific flood risk assessment.

Resilience measures will be required if buildings are situated in the flood risk area.

The peak flows on the Barracks Brook should be considered when considering drainage.

Assessment for runoff should include allowance for climate change effects.

New or re-development should adopt exemplar source control SuDS techniques to reduce the risk of frequent low impact flooding due to post-development runoff.

Onsite attenuation schemes would need to be tested against the hydrographs of the Barracks Brook to ensure flows are not exacerbated downstream within the catchment.

Safe access and egress will need to be demonstrated as access and egress is affected by fluvial flooding from a 1% AEP event.

New development must seek opportunities to reduce overall level of flood risk at the site, for example by:

- o Reducing volume and rate of runoff
- o Relocating development to zones with lower flood risk
- o Creating space for flooding.
- o Green infrastructure should be considered within the mitigation measures for surface water runoff from potential development and consider using Flood Zone 2 as public open space.

Consultation with the Local Authority and the Environment Agency should be undertaken at an early stage.