



**LAND AT LADFORDPOOL FARM,
SEIGHFORD, STAFFORDSHIRE**



**FLOODING & DRAINAGE
MATTERS**


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APPENDICES

Appendix 1 **SITE PLAN SHOWING FLOOD PLAIN AND WATER MAIN**

1. INTRODUCTION

- 1.1. Land at Ladfordpool Farm is identified within the draft Core Strategy for further employment use associated with the existing employment land at Ladford Fields.
- 1.2. The purpose of this report is to confirm its suitability for such uses in terms of drainage-related matters and the existence of a water main which crosses the site.
- 1.3. This report is being prepared on behalf of the Stan Robinson Group by PFA Consulting Ltd, a firm of Consulting Engineers specialising in such matters.

2. FLOOD RISK

- 2.1. The Gamesley Brook, which lies to the north of the Ladfordfields Industrial Estate has a fluvial floodplain associated with it. The extent of this floodplain has been identified from floodplain mapping provided by the Environment Agency, checked against existing ground levels, and is as identified on the plan at **Appendix 1** of this report (*which also identifies the extent of the allocation as indicated on the Stafford Borough Local Plan Proposal Maps*).
- 2.2. It can be seen that, in respect of the western parcel of land, the entirety of this parcel lies outwith the floodplain so that this parcel of land can be developed without any impact upon the exiting floodplain.
- 2.3. With respect to the eastern parcel, the southern extent of the floodplain will determine the extent of development which may be possible within this area. It can be seen that the Proposals Map has been drawn such that it generally reflects the southern extent of the floodplain and that the land identified on the Proposals Map generally falls outside of the floodplain. Thus this area of land can be developed without impacting upon the floodplain.
- 2.4. The plan also indicates contours within the identified land which confirm that the land slopes gently to the north (*ie. towards the watercourse*) thus enabling the site to be drained by gravity towards the watercourse. It will be a standard requirement of the Environment Agency that storm water run-off from any developed areas is not increased as a consequence of the development. This will necessitate the use of SUDS which may include attenuation features so as to ensure that run-off from the site is not increased thus ensuring that there is no increase risk of flooding elsewhere.

3. WATER MAIN

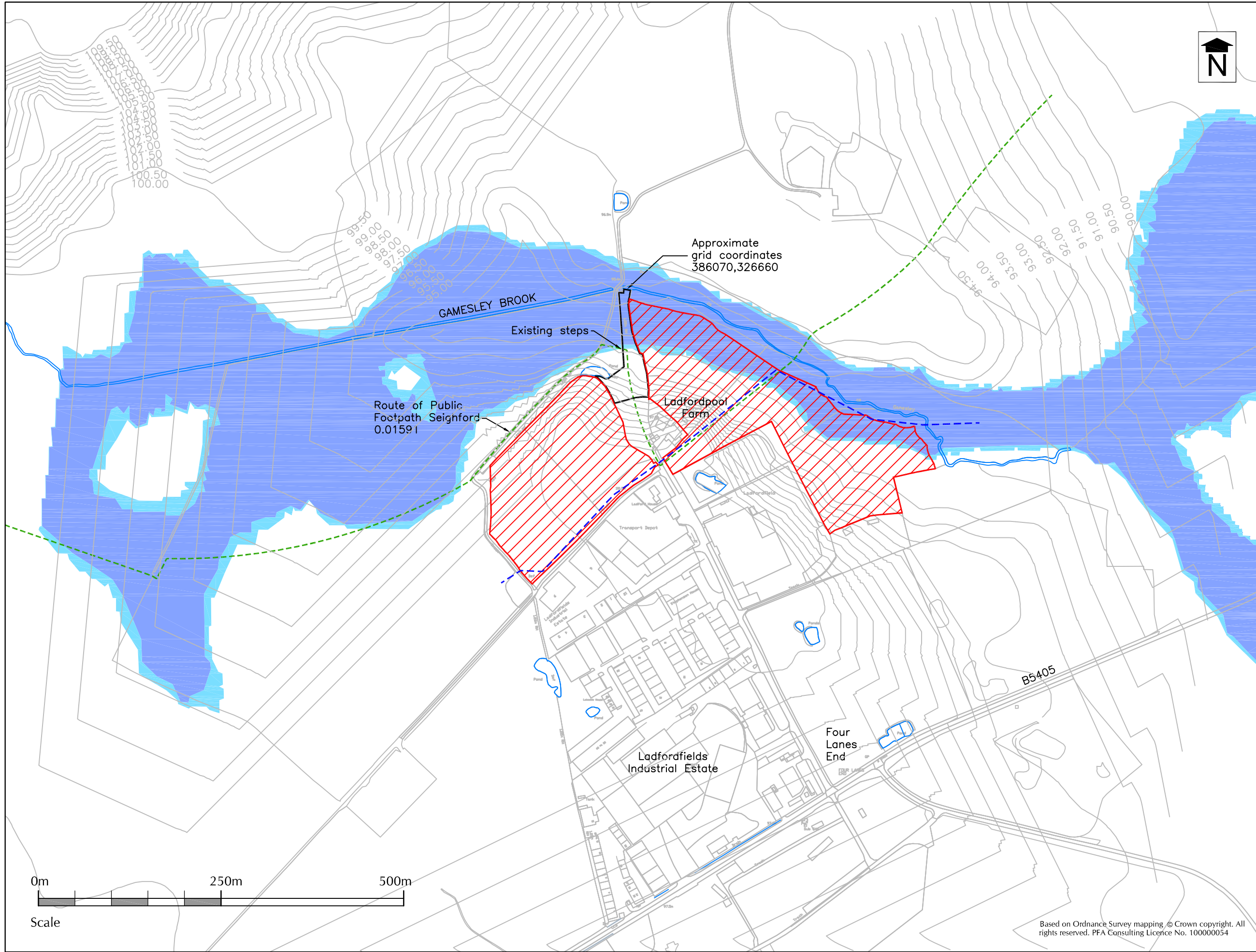
- 3.1. A large (450mm) water main runs along the southern boundary of the western parcel of land and across the eastern parcel generally following the line of a public footpath. No buildings or other structures will normally be permitted over the top of the water main and an easement strip of 6m wide will need to be maintained to ensure that the Water Authority has access to the main at all times. This easement however does not preclude parking areas or landscaping being provided over the top of the water main, or the public footpath being within these areas. In any event, much of the main runs close to the watercourse within the flood plain where no development is envisaged.

3.2. However, in the event that developing any part of the site comes forward which might otherwise necessitate "building over" the water main, it would be possible to divert the main so as to maintain the appropriate easement required by the Water Authority.

3.3. We are therefore able to conclude that the presence of the water main across the site does not present an unreasonable or significant constraint to development of any part of the site.

4. CONCLUSIONS

4.1. We are therefore able to conclude that the existing floodplain, and an existing water main which crosses the site, do not present a constraint to development of the site for employment purposes and that the site may be readily developed.






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- Key**
-  Allocated Site
 -  Flood Plain
 -  Water Main

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Client

Stan Robinson Group Limited

Project

Land at Ladfordpool Farm Seighford, Stafford

Drawing Title

Contours and Flood Plain

Drawing No. **R299/3**

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