



APPENDICES

Appendices

Flood Risk and Drainage Briefing Note

WIE15761-103-BN-1-4-2-Flood

WIE15761



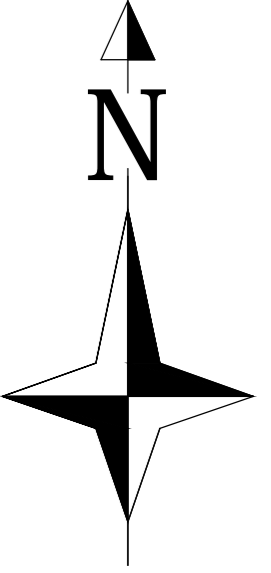
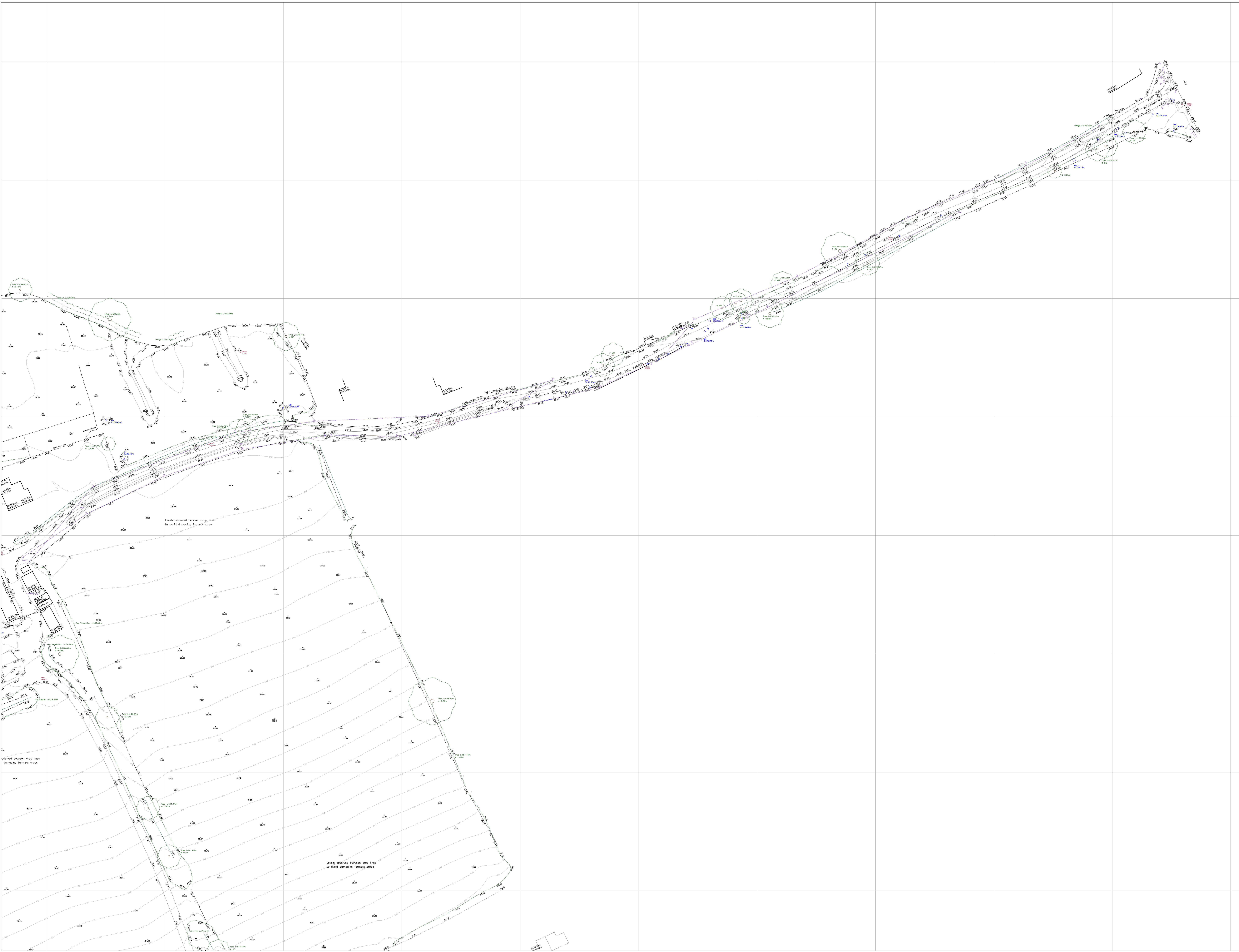
A. Topographic Survey

Appendices

Flood Risk and Drainage Briefing Note

WIE15761-103-BN-1-4-2-Flood

WIE15761



Survey Notes

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Please refer to the survey station table to enable establishment of the on site grid.

Topographical Legend

Feature Lines	Utilities
--- Building	Water
--- Building Canopy	Gas
--- Footprint	Electric
--- Water	British Telecom
--- Centre Line	Flt
--- Line Marking	St
--- Barrier	Stp
--- Top of Bank	W
--- Bottom of Bank	Wm
--- Security Fence	Wm
--- Open Fence	Wm
--- Chainage	Wm
--- Edge of Water	Wm
--- Contour Water	Wm
--- Contour Minor	Wm
--- Boundary Line	Wm

Drainage	Abbreviations
IC Inlet Chamber	IntLvl Intert Level
MC Manhole	SpLvl Spill Level
OC Outlet	WtLvl Water Level
BC Back Slop	SpLvl Spilling Level
DC Down Pipe	BedLvl Bed Level
CL Cover Level	IntLvl Internal floor level
PL Pipe invert Level	ThL Threshold level
250mm Pipe diameter	WtLvl WtLvl Level
Direction of flow Surface	FenceLvl Fence Level
Direction of flow Fall	HedgeLvl Hedge Level
Direction of flow Combined	TreeLvl Top of Tree Level
	RdgtLvl Ridge Level
	EvesLvl Eaves Level

Symbols	Stations
□ Chamber	StnLvl Station Level
△ Hedge	MECI Station and Name
○ Gate	
○ Tree/Bush/Spilling	
↑ Topsoil	
◆ BHT Borehole	
◆ THT Trial Hole	
◆ PI Pit	

Level Datum: O.S. (G.P.S. Verified)

Grid Orientation: O.S. (G.P.S. Verified)

Station	Easting (m)	Northing (m)	Level (m)	Description
MEC1	506629.415	247192.055	26.753	PK Nail
MEC2	506918.502	247236.397	26.213	PK Nail
MEC3	506849.298	247139.062	28.453	PK Nail
MEC6	505848.744	246759.570	35.389	PK Nail
MEC9	507187.961	246310.134	30.556	PK Nail
MEC10	507292.527	246138.396	35.329	PK Nail
MEC11	507383.878	245987.168	30.406	PK Nail
MEC14	507827.333	246256.604	30.091	PK Nail
MEC15	507756.576	246365.248	29.986	PK Nail
MEC16	507676.476	246555.904	31.429	PK Nail
MEC22	507329.505	247381.902	28.930	PK Nail
MEC23	507206.772	247324.074	27.062	PK Nail
MEC24	507102.044	247273.092	26.830	PK Nail
MEC25	507015.225	247247.238	26.548	PK Nail

REV	AMENDMENTS	BY	CHK	APP	DATE
-	FIRST ISSUE	B.J.B.	R.	P.Z.	14/01/19

PROJECT: **LAND AT SHORTSTOWN BEDFORD**

DRAWING TITLE: **TOPOGRAPHICAL SURVEY**

CLIENT: **GALLAGHER DEVELOPMENTS (WARWICK)**

DRAWING NUMBER: **24897_06_170_01.1**

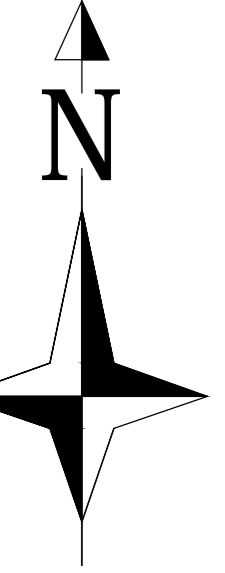
REVISION: **AO** SCALE: **1:500**

STATUS: **FOR INFORMATION**

M-EC GEOMATICS

Telephone: 01453 841703
Email: geomatics@me-ec.co.uk
Website: www.me-ec.co.uk

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Survey Notes

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Topographical Legend

Feature Lines	Utilities
----- Buildings	Water
----- Building Canopy	Gas
----- Foot/Street	Electric
----- Wall	Broad Telecom
----- Line Marking	Fire Hydrant
----- Centre Line	Drain
----- Barrier	Stop Sign
----- Track	Stop Way
----- Verge	Water Meter
----- Top of Bank	Water Meter
----- Bottom of Bank	Gas Meter
----- Security Fence	Service Meter
----- Chain/Reference	Roofing Eye
----- Edge of Water	Art Work
----- Concrete Wall	Light Post
----- Concrete Wall	Sign Post
----- Boundary Line	Electricity Post
	Telegraph Post
	Traffic Light
	Bus Stop
	Fluorescent
	Flagpole
	Tree
	Letter Box
	Bin
	Binocular Bracket
	Telephone Call Box
	Roofing Eye
	Earth Rod
	Gas Pipe Head
	Water Pipe Head
Drainage	Abbreviations
IC Inlet Chamber	IntLvl Inlet Level
WH Manhole	SO.Lvl Soffit Level
Gr Gully	WtLvl Water Level
RW Back Gully	WC.Lvl Sanitary Level
DF Down Pipe	Bed.Lvl Bed Level
CL Cover Level	IntLvl Internal Floor Level
IL Pipe Inlet Level	ThL Threshold Level
→#250mm Direction of Flow Surface	Wall.Lvl Wall Level
→ Direction of Flow Fall	Fence.Lvl Fence Level
→ Direction of Flow Combined	Hedge.Lvl Hedge Level
	Tree.Lvl Top of Tree Level
	Rd.Lvl Road Level
	Eaves.Lvl Eaves Level
Symbols	Stations
□ Chamber	Stn.Stn. Station Level
○ Manhole	Stn.MEC Station and Name
○ Tree/Bush/Shrub	
↑ Tap	
◆ BHT Borehole	
▲ THT Trial Hole	
◆ P1 Stakeout	

Level Datum: O.S. (G.P.S. Verified)
Grid Orientation: O.S. (G.P.S. Verified)

Station	Easting (m)	Northing (m)	Level (m)	Description
MEC1	506629.415	247192.055	26.753	PK Nail
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MEC6	506848.744	246759.570	38.389	PK Nail
MEC9	507187.961	246310.134	30.556	PK Nail
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MEC11	507383.878	245987.168	30.406	PK Nail
MEC14	507627.353	246256.604	30.091	PK Nail
MEC15	507567.576	246360.248	29.986	PK Nail
MEC16	507676.476	246550.904	31.429	PK Nail
MEC22	507329.505	247381.802	28.930	PK Nail
MEC23	507306.772	247324.074	27.062	PK Nail
MEC24	507102.044	247273.092	26.830	PK Nail
MEC25	507015.225	247247.238	26.548	PK Nail

REV	AMENDMENTS	REV	CHK	APP	DATE
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PROJECT: LAND AT SHORTSTOWN BEDFORD

DRAWING TITLE: TOPOGRAPHICAL SURVEY

CLIENT: GALLAGHER DEVELOPMENTS (WARWICK)

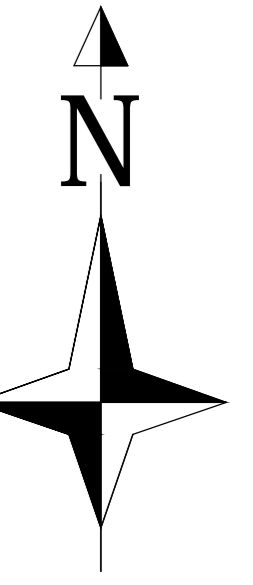
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REVISION: SHEET SIZE: A0 SCALE: 1:500

STATUS: FOR INFORMATION



Telephone 02462 884 703
Email: geoinfo@mec.co.uk
Website: www.mec.co.uk
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Topographical Legend

Feature Lines	Utilities
--- Building Contour	W Water
--- Root Contour	Gas
--- Road	Electric
--- Cable Line	BT
--- Line Marking	Fl Fire Hydrant
--- Barbed Wire	SI Stop Sign
--- Drain	W Water Meter
--- Top of Bank	CM Cable Meter
--- Bottom of Bank	S Service Manhole
--- Security Fence	R Rodding Eye
--- Fence	A Air Valve
--- Open Fence	LP Lamp Post
--- Edge of Water	EP Electricity Post
--- Contour Minor	TT Telegraph Post
--- Contour Major	T Traffic Light
--- Boundary Line	B Bus Stop
	FL Floodlight
	F Flagpole
	LB Letter Box
	B Board
	RS Runabout Bolard
	TC Telephone Call Box
	RE Rodding Eye
	E Earth Road
	GR Gas Pipe Inset
	WR Water Pipe Inset
Drainage	Abbreviations
IC Inverted Chamber	IntLvl Invert Level
MH Manhole	SpLvl Spill Level
Oy Ouly	WtLvl Water Level
RC Rock Cully	StLvl Spilling Level
DF Drain Pipe	BedLvl Bed Level
CL Cover Level	IntLvl Internal Floor Level
PS Pipe Inset Level	TransLvl Transformed Level
Ø250mm Pipe Diameter	WallLvl Wall Level
→ Direction of Flow Surface	FenceLvl Fence Level
→ Direction of Flow Fall	HedgeLvl Hedge Level
→ Direction of Flow Combined	TrenLvl Top of Tree Level
	RL Right Level
	EL Eaves Level
Symbols	Stations
○ Chamber	StnStn Station Name
○ Manhole	StnSta Station Name
○ Tree/Bush/Spalling	StnSta Station Name
↑ Topset	StnSta Station Name
◆ BHT Borehole	
○ Well	
◆ PI Pit	
◆ PI Pit	

Level Datum: O.S. (G.P.S. Verified)
Grid Orientation: O.S. (G.P.S. Verified)

Station	Easting (m)	Northing (m)	Level (m)	Description
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MEC10	507292.327	246138.396	35.329	PK Nail
MEC11	507383.878	245887.168	30.406	PK Nail
MEC14	507627.333	246296.604	30.091	PK Nail
MEC15	507756.576	246360.248	29.986	PK Nail
MEC16	507676.476	246555.904	31.429	PK Nail
MEC22	507329.505	247381.802	28.930	PK Nail
MEC23	507306.772	247324.074	27.062	PK Nail
MEC24	507102.044	247273.092	26.830	PK Nail
MEC25	507015.225	247277.238	26.548	PK Nail

REV	AMENDMENTS	DEN	CHK	APP	DATE
-	FIRST ISSUE	B.J.H.	A.	P.Z.	24/05/19

PROJECT: LAND AT SHORTSTOWN BEDFORD

DRAWING TITLE: TOPOGRAPHICAL SURVEY

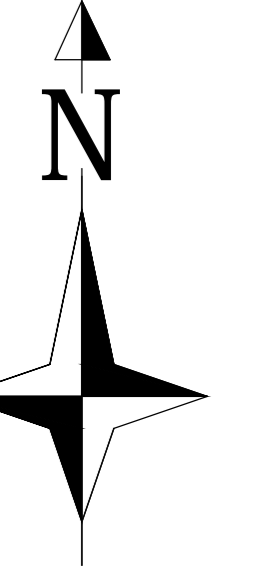
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DRAWING NUMBER: 24897_06_170_01.3

REVISION: A0 SHEET SIZE: A0 SCALE: 1:500

STATUS: FOR INFORMATION

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Telephone: 02459 284 733
Email: geomatics@me-ec.co.uk
Website: www.me-ec.co.uk
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Topographical Legend

- Feature Lines**
 - Building Canopy
 - Roof Crest
 - Roof
 - Water
 - Centre Line
 - Line Marking
 - Barter
 - Crack
 - Verge
 - Top of Bank
 - Bottom of Bank
 - Security Fence
 - Practical Fence
 - Open Fence
 - Charred Perimeter
 - Edge of Water
 - Concrete Wall
 - Concrete Minor
 - Boundary Line
- Utilities**
 - Water
 - Gas
 - Electric
 - British Telecom
 - Fire Hydrant
 - Drain
 - Stop Tap
 - Stop Valve
 - Manhole
 - Water Meter
 - Cable Manhole
 - Service Manhole
 - Roosting Eye
 - AP Valve
 - Lamp Post
 - Sign Post
 - Electricity Post
 - Telephone Post
 - Traffic Light
 - Bus Stop
 - Footbridge
 - Letter Box
 - Bin
 - Humorous Bolard
 - Feederline Call Box
 - Roosting Eye
 - Earth Rod
 - Gas Pipe Head
 - Water Pipe Head
- Drainage**
 - Manhole Chamber
 - Manhole
 - Gully
 - Rock Gully
 - Down Pipe
 - Cover Level
 - Pipe invert Level
 - 25Down
 - Direction of Flow Surface
 - Direction of Flow Foot
 - Direction of Flow Combined
- Symbols**
 - Chamber
 - Manhole
 - Hedge
 - Gate
 - Tree/Plant/Shrub
 - Topsoil
 - Benches
 - Foot Mass
 - Station Level
 - Manhole Station and Name
- Abbreviations**
 - Int. Lev.
 - So. Lev.
 - Water Level
 - Surveying Level
 - Bed Level
 - Int. Floor level
 - Threshd. level
 - Wall Lev.
 - Fence Lev.
 - Hedge Lev.
 - Tree Lev.
 - Top of Tree level
 - Ridge Level
 - Eaves Level
- Stations**
 - Station Level
 - Manhole Station and Name

Level Datum: O.S. (G.P.S. Verified)
Grid Orientation: O.S. (G.P.S. Verified)

Station Information:

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MCC2	506918.502	247238.397	26.213	PK Nail
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MCC11	507383.878	245987.168	30.408	PK Nail
MCC14	507827.353	246256.804	30.091	PK Nail
MCC15	507756.576	246365.248	29.986	PK Nail
MCC16	507876.476	246355.904	31.429	PK Nail
MCC22	507339.505	247381.902	28.930	PK Nail
MCC23	507306.772	247324.074	27.062	PK Nail
MCC24	507102.044	247273.092	26.830	PK Nail
MCC25	507075.225	247247.238	26.548	PK Nail

REV	AMENDMENTS	DEN	CHK	APP	DATE
-	FIRST ISSUE				

PROJECT: LAND AT SHORTSTOWN BEDFORD

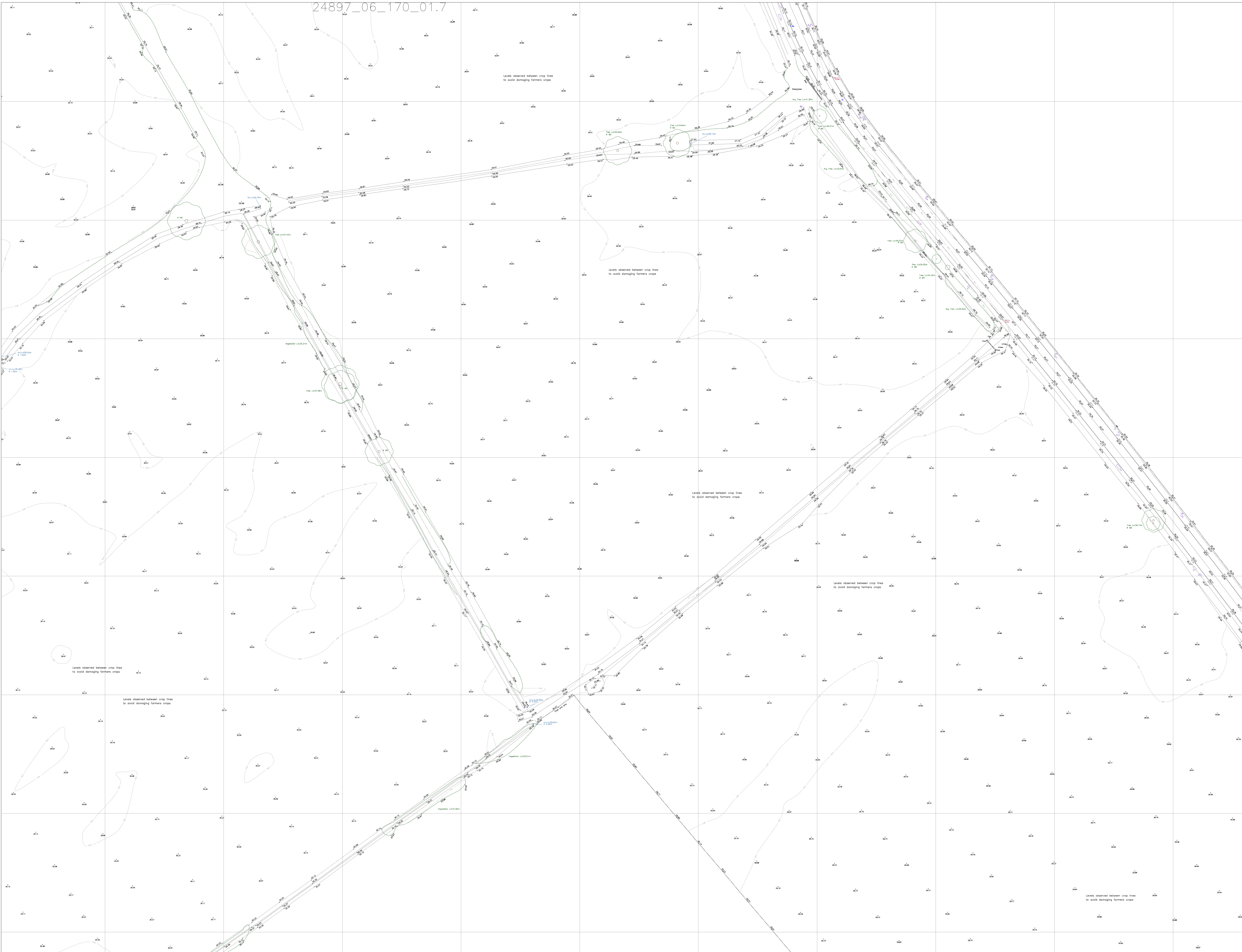
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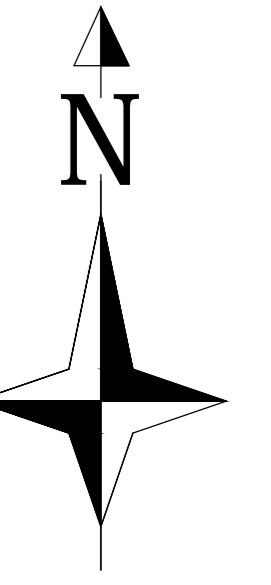
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DRAWING NUMBER: 24897_06_170_01.8

REVISION: SHEET SIZE: AO SCALE: 1:500

STATUS: FOR INFORMATION





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--- Verge	SMW Sewer Manhole
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--- Bottom of Bank	RR Roadking Eye
--- Security Fence	AV All Valve
--- Perimeter Fence	LP Lorry Pad
--- Open Water	SP Sign Post
--- Channel Inverline	EP Electricity Post
--- Edge of Water	TP Telegraph Post
--- Contour Water	TL Traffic Light
--- Contour Minor	BS Bus Stop
--- Boundary Line	FR Floodlight
	FP Flagpole
	LA Letter Box
	LB Bin
	IBO Inspection Chamber
	ICB Inflow Control Box
	RE Roadking Eye
	ER Earth Road
	GR Gas Pipe Street
	WR Water Pipe Street

Drainage	Abbreviations
IC Inspection chamber	HL Half Level
MB Manhole	SL Split Level
OJ Outhouse	WL Water Level
BC Back Sully	SLW Springing Level
DF Down Pipe	BL Bed Level
CL Cover Level	HL Horizontal Floor Level
PL Pipe Level	TL Trench Level
PS Pipe Sticker	FL Fence Level
Direction of Flow Surface	HL Hedge Level
Direction of Flow Fall	TL Top of Tree Level
Direction of Flow Combined	RL Ridge Level
	EL Eaves Level

Symbols	Stations
□ Chamber	MB Station Level
○ Manhole	MEC1 Station and Name
○ Tree/Plant/Spiling	
↑ Tolerance	
◆ Borehole	
◆ T14 Trial Hole	
◆ P1 Stakeout	

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REV	AMENDMENTS	BY	CHK	APP	DATE
-	FIRST ISSUE	B.J.B.	R.	P.S.	14/01/19

PROJECT: LAND AT SHORTSTOWN BEDFORD

DRAWING TITLE: TOPOGRAPHICAL SURVEY

CLIENT: GALLAGHER DEVELOPMENTS (WARWICK)

DRAWING NUMBER: 24897_06_170_01.9

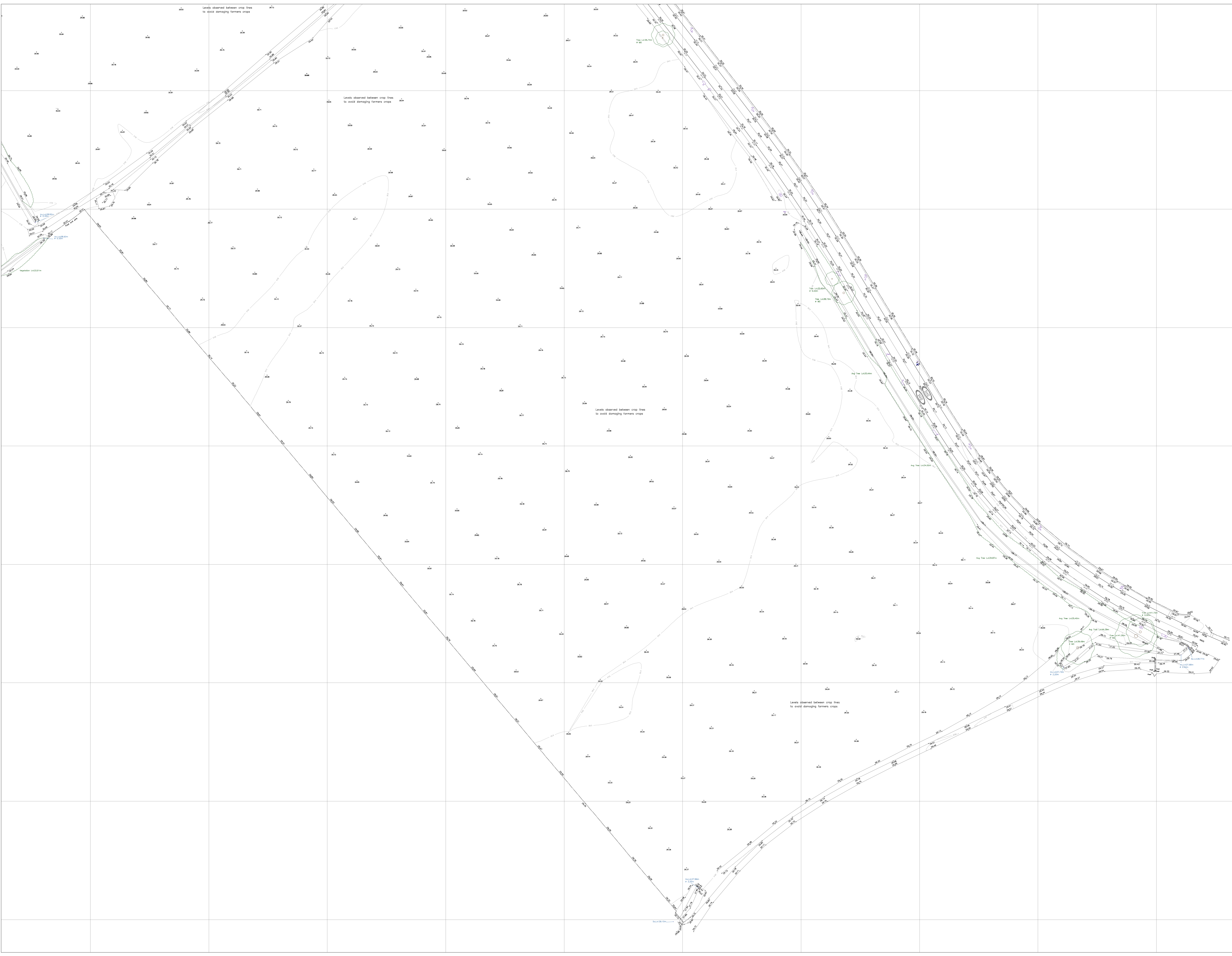
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STATUS: FOR INFORMATION

Telephone: 01828 841703
Email: info@me-ec.co.uk
Website: www.me-ec.co.uk

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M-EC GEOMATICS





B. Concept Design Plans

Appendices

Flood Risk and Drainage Briefing Note

WIE15761-103-BN-1-4-2-Flood

WIE15761



The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
L Red Line Amended	02.06.2020	DR	BW

	Site Boundary	67.75 Ha
	Residential Development	30.08 Ha
Public Open Space to meet LPA Policy AD28 (Of the total 34.55Ha POS Provision, 20.33Ha of this needs to meet the Forest of Marston Vale Policy)		
	Allotments / Outdoor Sport Space	05.44 Ha
	Allotments	01.14 Ha
	Outdoor Sport Space	04.30 Ha
	Informal and Amenity Green Space	11.77 Ha
	Including Basins, Swales and 2.59 Ha to meet the Forest of Marston Vale Policy	
	Accessible Natural Green Space	15.07 Ha
	Parks and Gardens	01.53 Ha
	Equipped / Natural Play Areas	00.74 Ha
	School	02.30 Ha
	Local Centre	00.82 Ha
	Flood Area	
	Existing Watercourse / Land Drain	
	9m Buffer from ordinary Watercourses	
	Proposed Detention Basin (Dry) with 4m Maintenance Buffer	
	Proposed Foul Pumping Station	
	Potential Vehicular Access	
	Potential Pedestrian/Cycle Access	

Project
College Farm,
Shortstown

Drawing Title
Concept Plan

Date
12.06.19

Scale
1:5000 @A2

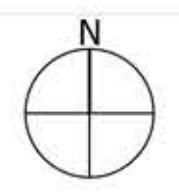
Drawn by
KU

Check by
BW

Project No
29533

Drawing No
9301

Revision
L



DRAFT **BARTON WILLMORE**

Town Planning • Master Planning & Urban Design • Architecture •
Landscape Planning & Design • Infrastructure & Environmental Planning •
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C. Internal Drainage Board Correspondence

Appendices

Flood Risk and Drainage Briefing Note
WIE15761-103-BN-1-4-2-Flood
WIE15761

[REDACTED]

From: [REDACTED]
Sent: 16 May 2019 11:49
To: [REDACTED]
Subject: RE: Flood risk/drainage enquiry - College Farm
Attachments: Shortstown.pdf

[REDACTED]

Please find attached a plan indicating the extent of the Board's district, EA FZ3 and the Board's 1:100 year modelled flood extent.

One flood record exists indicating flooding to gardens of Old Harrowden Lane in 01/09/2001.

Any watercourse / land drainage ditch within the Board's area will be subject to its byelaws which can be found at www.idbs.org.uk

No development will be permitted within its 9m byelaw which is measured from the bank top and is applied to both sides of the watercourse.

Any surface water discharge shall be restricted to the equivalent maximum of 4 l/s per contributing impermeable hectare.

The consenting drainage Board is the Bedfordshire and River Ivel IDB. The area outside of its district is administered by Bedford Borough Council.

Regards

[REDACTED]

[REDACTED]

[Bedford Group of Drainage Boards | Vale House | Broadmead Road | Stewartby | Bedfordshire | MK43 9ND](#)

[REDACTED]

The Bedford Group is a consortium of the Bedfordshire and River Ivel Internal Drainage Board, the Buckingham and River Ouzel Internal Drainage Board and the Alconbury and Ellington Internal Drainage Board.

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From: [REDACTED]

Sent: 15 May 2019 16:12

To: [REDACTED]

Cc: [REDACTED]

Subject: Flood risk/drainage enquiry - College Farm

Good afternoon,

I am writing about a site located to the west of Shortstown, please see site location plan attached, and I understand you may be the people able to help assist. If not, please let me know and I would be grateful if you could point me towards the correct contacts at the IDB.

We are at the very early stages of the project and are providing our client for high level flood risk and drainage advice. I would therefore be grateful if you could answer the below queries:

- There are a number of watercourses that appear to cross the site, however none of these are shown to be Main Rivers on the EA's mapping. We therefore understand that the IDB are responsible for these ordinary watercourses. Please can you confirm this. If you have mapping that shows which rivers you are responsible for in the vicinity of the site I would be grateful if you could also provide this.
- Do you hold any records of historic flooding having occurred at or in the vicinity of the site.
- The EA's online mapping shows floodplain associated with some of these ordinary watercourses, however some of this appears to be j-flow and may not have levels associated with it. We have written to the EA to confirm this and obtain any levels they do have. Does the IDB have any hydraulic modelling of these watercourses that you would be able to provide to allow us to accurately determine flood risk associated with these rivers.
- Do you know of any future plans to model the ordinary watercourses in the vicinity of the site or for any flood defence/alleviation schemes.
- Please can you confirm your offset requirements for built development from the edge of these ordinary watercourses.
- Ground investigations have not yet been undertaken, however from a desk based review of ground conditions we do not anticipate infiltration of surface water runoff would be feasible. As a result surface water runoff would likely need to connect to the ordinary watercourses in the vicinity of the site. We assume that surface water runoff would need to be restricted to the greenfield rate and the quality of water discharged in line with the SuDS Manual. Please can you confirm this approach is acceptable. I would also be grateful if you could point me towards and local guidance you would need us to take account of.


If you have any questions please don't hesitate to give me a call.

Kind regards,

[REDACTED]
[REDACTED]
[REDACTED]

Pickfords Wharf | Clink Street | London SE1 9DG

[REDACTED]
[REDACTED]

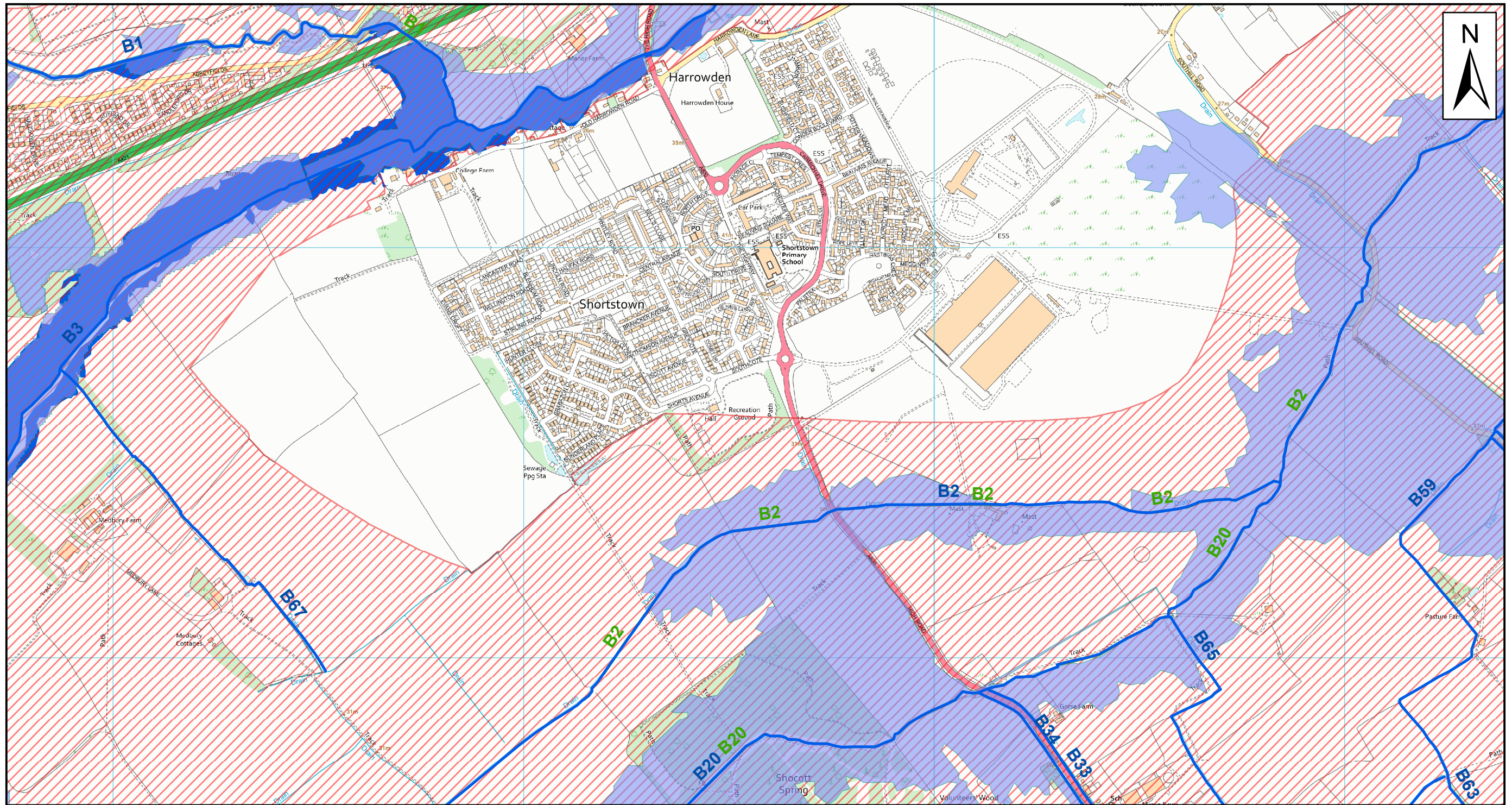
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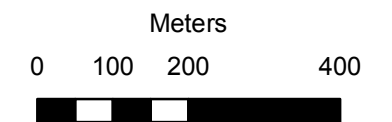


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Scale 1 = 10,000

Legend

- IDB Drain
 - Flood Zone 3
 - IDB Modelled 100yr +cc defended
- BOARD**
- Bedfordshire and River Ivel



Shortstown



D. Bedford Borough Council Correspondence

Appendices

Flood Risk and Drainage Briefing Note

WIE15761-103-BN-1-4-2-Flood

WIE15761

[REDACTED]

From: [REDACTED]
Sent: 16 May 2019 11:34
To: [REDACTED]
Subject: RE: Flood risk/drainage enquiry - College Farm

Bedford BC - **OFFICIAL-Unsecure**

[REDACTED]
I'll try and answer your questions below:-

- There are a number of watercourses that appear to cross the site, however none of these are shown to be Main Rivers on the EA's mapping. We therefore understand that the IDB may be responsible for these ordinary watercourses. Please can you confirm this. If Bedford LLFA are responsible for any of these watercourse please advise. If you have mapping that shows which rivers you are responsible for in the vicinity of the site I would be grateful if you could also provide this.
This is Bedford IDB's area in the main. If you look on their website they have a Board Area map showing them.
- Do you hold any records of historic flooding having occurred at or in the vicinity of the site.
Refer to the IDB. We have no reported incidents to the Borough Council since being a LLFA, but it is currently farmland so unlikely to be reported. However, in times of flooding there is often standing water on the land that is evident. Advised to look at the surface water and fluvial map on Gov.uk.
- Do you know of any future plans to model the ordinary watercourses in the vicinity of the site or for any flood defence/alleviation schemes.
We have no plans. Refer to Bedford IDB.
- Please can you confirm your offset requirements for built development from the edge of these ordinary watercourses (if you are responsible for them).
Refer to Bedford IDB.
- Ground investigations have not yet been undertaken, however from a desk based review of ground conditions we do not anticipate infiltration of surface water runoff would be feasible. As a result surface water runoff would likely need to connect to the ordinary watercourses in the vicinity of the site. We assume that surface water runoff would need to be restricted to the greenfield rate and the quality of water discharged in line with the SuDS Manual. Please can you confirm this approach is acceptable. I would also be grateful if you could point me towards and local guidance you would need us to take account of.
Starting point storage for 1 in a 100 year storm plus 40% for climate change, 10% Urban Creep allowance, discharge to be at Greenfield runoff rate or as agreed by Bedford IDB.
Also consider
<http://edrms.bedford.gov.uk/OpenDocument.aspx?id=SE%2fYvEcHkpieCiSGAkjD9w%3d%3d&name=SuDS%20SPD.pdf>

Kind Regards

[REDACTED]
Flood Investigation Officer
Room 401, Borough Hall,
Cauldwell Street, Bedford, MK42 9AP

[REDACTED]
[REDACTED]

Bedford Borough Council
Borough Hall
Cauldwell Street
Bedford
MK42 9AP
Bedfordshire Local Resilience Forum (BLLRF)

From: [REDACTED]
Sent: 15 May 2019 16:31
To: PLANNING (ALL ENQUIRIES)
Cc: [REDACTED]
Subject: Flood risk/drainage enquiry - College Farm

Good afternoon,

I am trying to get in contact with your Lead Local Flood Authority team who deal with flood risk and surface water drainage (including the use of SuDS). I would be grateful if you could let me know who best to address this enquiry to or forward my enquiry on to the relevant person/team.

I am writing about a site located to the west of Shortstown, please see site location plan attached.


We are at the very early stages of the project and are providing our client for high level flood risk and drainage advice. I would therefore be grateful if you could answer the below queries:

- There are a number of watercourses that appear to cross the site, however none of these are shown to be Main Rivers on the EA's mapping. We therefore understand that the IDB may be responsible for these ordinary watercourses. Please can you confirm this. If Bedford LLFA are responsible for any of these watercourse please advise. If you have mapping that shows which rivers you are responsible for in the vicinity of the site I would be grateful if you could also provide this.
- Do you hold any records of historic flooding having occurred at or in the vicinity of the site.
- Do you know of any future plans to model the ordinary watercourses in the vicinity of the site or for any flood defence/alleviation schemes.
- Please can you confirm your offset requirements for built development from the edge of these ordinary watercourses (if you are responsible for them).
- Ground investigations have not yet been undertaken, however from a desk based review of ground conditions we do not anticipate infiltration of surface water runoff would be feasible. As a result surface water runoff would likely need to connect to the ordinary watercourses in the vicinity of the site. We assume that surface water runoff would need to be restricted to the greenfield rate and the quality of water discharged in line with the SuDS Manual. Please can you confirm this approach is acceptable. I would also be grateful if you could point me towards and local guidance you would need us to take account of.

If you have any questions please don't hesitate to give me a call.

Kind regards,

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E. Environment Agency Correspondence

Appendices

Flood Risk and Drainage Briefing Note
WIE15761-103-BN-1-4-2-Flood
WIE15761

[REDACTED]

From: [REDACTED]
Sent: 25 June 2019 15:07
To: [REDACTED]
Subject: RE: EAN/2019/128507-1

Dear [REDACTED]

Thank you for your follow-up enquiry regarding the Product 4 you received.

The main part of your site was modelled as part of the Mid Ouse model, as was the more northern area of the site. The modelling at the main part, however, was less detailed and we consequently only have the flood map for this area. The modelling here was 2-D TUFLOW modelling. Please find below a link to download the Model Reports for the Mid Ouse Model for your reference, the link will expire in 3 months' time:

<https://ea.sharefile.com/d-s2e96d39f57e42648>

Should you require the model output data (Product 6), or the input data (Product 7) then please let me know and I will prepare this for you.

Kind regards,
[REDACTED]

Please refer to the Open Government Licence available here <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/> which explains the permitted use of this information.

[REDACTED]
Team Member, Partnerships and Strategic Overview Team
Environment Agency, Bromholme Lane, Bampton, Huntingdon, Cambridgeshire, PE28 4NE

From: [REDACTED]
Sent: 17 June 2019 11:04
To: Enquiries_EastAnglia [REDACTED]
Cc: [REDACTED]
Subject: RE: EAN/2019/128507 College Farm

Good morning,

Many thanks for your response. Could you please confirm why detailed information is not available for the main part of the site (mark up of area of interest attached). Is this jflow modelling or perhaps part of Great Ouse modelling? Please can you provide as much detail as you can on how this area was modelled.

We are looking at the potentially to more accurately model these watercourses so knowing what your outputs are based on is important (i.e. can we reuse information or do we need to start from scratch).

Many thanks,
[REDACTED]

From: Enquiries_EastAnglia [REDACTED]
[REDACTED] June 2019 15:11
To: [REDACTED]
Subject: EAN/2019/128507 College Farm

Dear [REDACTED]

Please find attached our response to your recent enquiry.

Please find attached modelled flood outlines for all available return periods, as requested. Please note that these were only available towards the north of the site; the main area of the site does not have detailed modelled outlines within its vicinity. The best available data for this area is the flood map; an informative has been added to the P4 datasheet to state this.

Some watercourses in this area are Ordinary Watercourses (non-main). Please be advised that the relevant Lead Local Flood Authority (LLFA) or Internal Drainage Board (IDB) for more information on these. For this site these are Bedford Unitary Authority, and Bedfordshire and River Ivel, respectively. We do not have any future plans to model these.

We have no historic flood event information for this area. It is possible that other flooding may have occurred that we do not have records for, and other organisations such as: local authorities or IDBs may have records. This informative has also been added to the P4 datasheet.

*The maps provided are to be used in conjunction with the **Datasheet**. Please read the Datasheet and take note of information contained within the 'Important Information' section.*

Flood Map for Planning (Rivers and Sea)

The Flood Map for Planning (Rivers and Sea) can be viewed and downloaded as a PDF file on GOV.UK by following this link: <https://flood-map-for-planning.service.gov.uk>

We don't know of any plans to model the watercourses in the vicinity of the site

Kind regards,

Kind regards

[REDACTED]
Customers & Engagement Officer, Customers & Engagement Team, East Anglia Area
Environment Agency | Bromholme Lane, Brampton, Huntingdon, Cambridgeshire, PE28 4NE

Environment Agency | Icen House, Cobham Road, Ipswich IP3 9JD

[REDACTED]
External: 0203 02 55472



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