

Mr Bob Coe
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Our ref: AE/2008/104757/01-L01
Your ref: BB/RAC/PMB/80204.07211301W
FR

Date: 21 February 2008

Dear Mr Coe

**PROPOSED LEISURE DEVELOPEMNT. THE EDGE, SOUTH BEACH
PARADE, GREAT YARMOUTH.**

Thank you for your enquiry received on 5th February 2008. We have inspected the pre-application Flood Risk Assessment, as submitted, and have the following comments to make:

Flood Risk

The proposed development falls within Flood Zone 1, the low risk zone, as defined by table D1 of PPS25 and illustrated by our Flood Zone maps. However, the proposed development exceeds 1 hectare in size and therefore a Site Specific Flood Risk Assessment (FRA) is required.

Pre-application Site Specific Flood Risk Assessment (FRA)

Having reviewed the pre-application Flood Risk Assessment submitted for the above site we have the following comments to make.

Safety of the development

The site is situated within Flood Zone 1 and the topographic survey shows the site levels to be above the 1 in 1000 year flood level plus climate change.

We are satisfied that the building itself would be safe and dry and people associated with the building would have safe, dry refuge and could be safely evacuated.

As the site is sandwiched between the coast and the River Yare, it would be useful to provide some sort of evacuation plan, (to include preferred escape route showing ground levels, flood warning and notices), that will enable the Local Authority to consider evacuation and rescue and that satisfies their local authority responsibilities under the Civil Contingencies Act.

Surface Water

As all infiltration devices are to be designed for the 1 in 100 year storm return period plus allowance for climate change, we are satisfied that there will be no increased risk of flooding elsewhere due to the development.

It would be preferable to see the design details of all the components of the drainage system within the FRA.

Details of how the proposed drainage scheme is to be managed should be included within the FRA, in terms of whom will be responsible for the maintenance of the development in perpetuity. In order to secure a management scheme a Section 106 agreement is often agreed to and evidence of this should be supplied in the FRA.

If you have any further queries, please do not hesitate in contacting me.

Yours sincerely



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