



Memorandum

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FROM : Charles & Associates Consulting Engineers Ltd
TO : Hill Residential
SUBJECT : Land on North Side Impington Lane Histon Call for Sites'
REF : 25-027-01 Rev A
DATE : 6th March 2025

This note has been prepared to provide the preliminary 'Flood Risk Review' text for the inclusion within the Vision Document, for submission to the Local Planning Authority, South Cambridgeshire, in their call for sites process stage of the emerging local plan.

This text has been prepared in the 'Consideration/Response' format that can be utilised by the publisher of the Vision Document.

Preliminary Flood Risk & Surface Water

Location & Topography

The site is to the north of Impington Lane Histon, taking its potential access from the recently constructed Hunters Close. The land associated with the proposed residential development lies between agricultural fields to the north and the urban edge of Histon to the south.

The development area generally falls to the northern boundary from south to north toward a water course that flows from the west to the east

Flood Risk & Surface Water Drainage

Consideration

Flooding in all forms and Sustainable urban Drainage Systems (SuDS) require consideration across the site.

The land falls south to north relatively gently, a watercourse runs along its northern boundary intercepting overland flow from the site.



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While previous fluvial flood mapping provided by the Environment Agency suggested that the northern part of the site fell within Flood Zones 2 & 3, recently updated flood mapping confirms that the site falls within Flood Zone 1 refer **Figure 1** below.

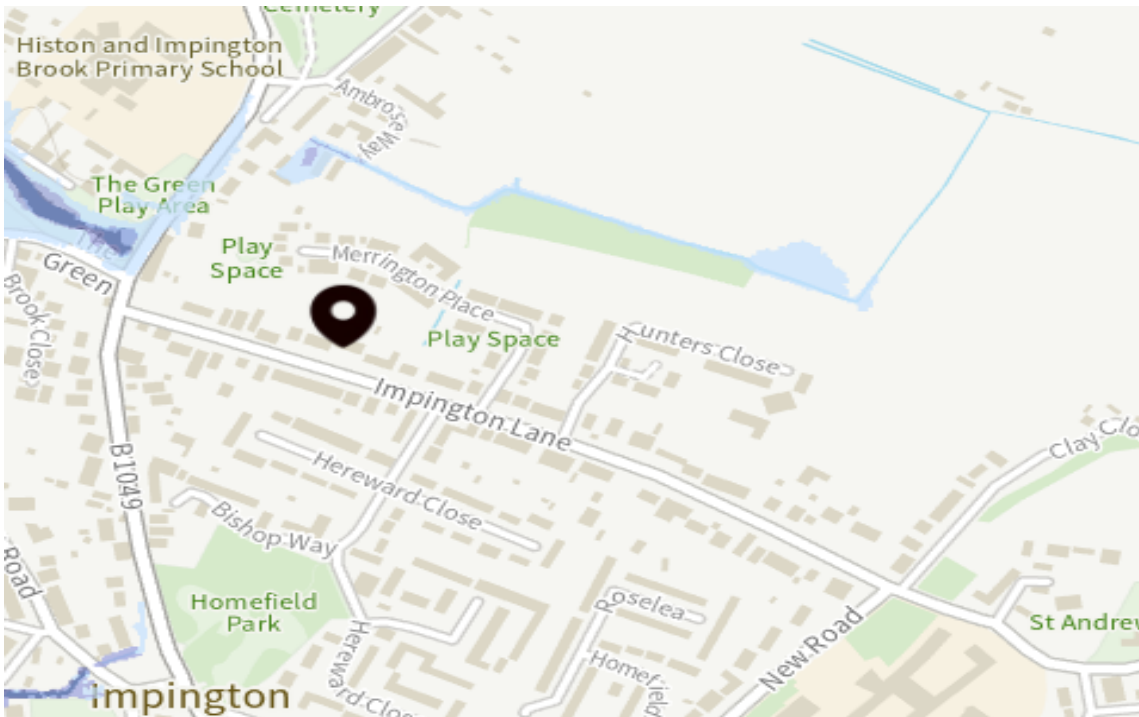


Figure 1 Fluvial Flooding (based on GOV.UK Check your Long-term Flooding internet mapping)

As would be expected minor surface water flooding occurs in extreme storm events and occurs in depression/hollows in the topography of the land, refer **Figure 2** below.



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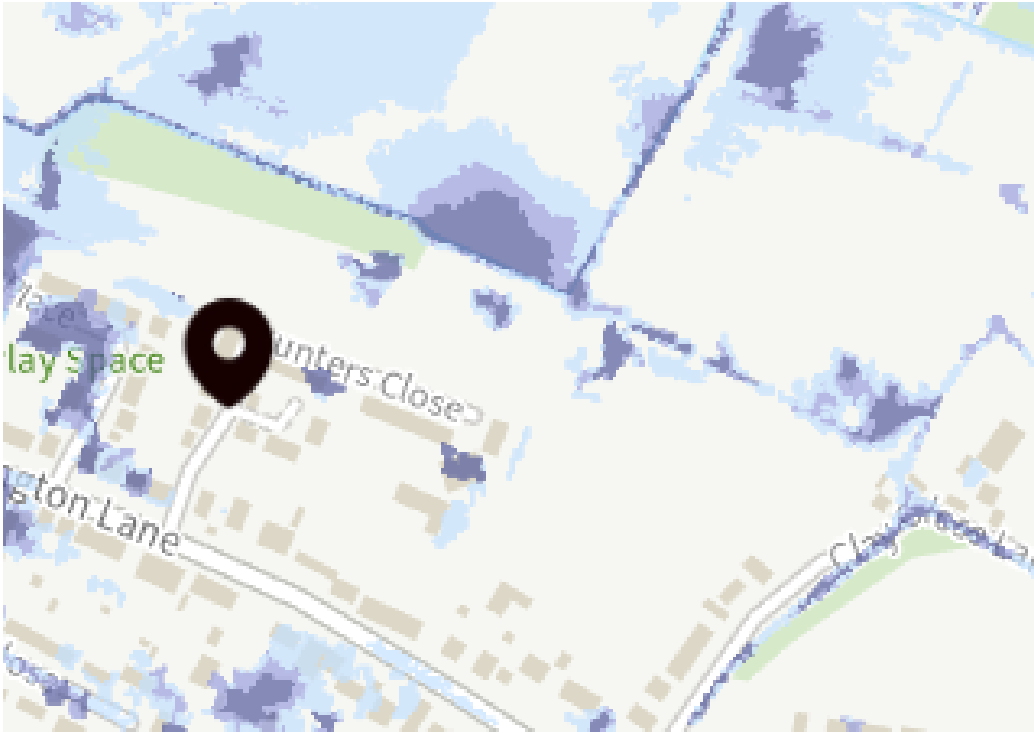


Figure 2 Surface Water Flooding (based on GOV.UK Check your Long-term Flooding internet mapping)

Review of the British Geological Society's data confirms that the Site is underlain with a bedrock of Gault Formation - Mudstone. Sedimentary bedrock that is highly impermeable, however may have a superficial layer of river terrace deposits of sand and gravel. As such the likelihood of ground water flooding may be present. That said the Environment Agency data set of ground water flooding confirms that the area is at low risk.

Response

The entire Site is situated within Flood Zone 1, that which is most conducive to residential development in terms of national policy set out with in the National Planning Policy Framework and deem to have passed the sequential test by virtue of its flood zone designation, if the sequential approach is utilised on site with respect to the localised surface water flooding to mitigate this.

It is intended to provide blue/green corridors comprising of swales and semi wet to wet ponds within the open space areas of the development. This will regulate the surface water runoff to maintain greenfield levels or less should they be required before discharging to the water course on the northern boundary.

Two additional benefits will occur. The first to ensure cleansing of the runoff and, importantly, providing ecological habitat for flora and fauna.



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The SuDs management train will be carefully designed in conjunction with the ecological and landscape consultants, to ensure the blue/green corridors enhance biodiversity. While also ensuring the Lead Local Flood Authority (LLFA) and Environment Agency's (EA) guidance and policies are respected.

