Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Proposed Site Address	Clanna Road, Alvington (GL15 6BD) E: 360254 N: 201001

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 1. There is evidence to suggest that the site has a low susceptibility to surface water flooding in the southern corner. 2. There is no evidence of a surface water flow route through the site. 3. There is evidence of historic flooding on Clanna Road, caused by greenfield runoff from the uphill catchments (AMEY Options Report 0582: A48 Swan Hill Alvington 03/02/2016) 4. The Groundwater Vulnerability Zone: Minor Aquifer High 5. The application site would appear to be within 20m of a culverted ordinary watercourse.
Other Relevant Information	The site has a gradient of approximately 1:24 falling to the South West

Comments	There is evidence of historic flooding on Clanna Road, caused by greenfield runoff from the uphill catchments and could have implications on the development. This is being investigated by Amey. AMEY Options Report 0582: A48 Swan Hill Alvington 03/02/2016. Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Cinderford, Former E United (GL14 3AS) E: 365012 N: 211400

Site Geology and Source of Information	Freely draining acid loamy soils over rock https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 6. There is no evidence to suggest that the site is susceptible to surface water flooding. 7. There is no evidence of a surface water flow route through the site. 8. There is no evidence of historic flooding near the site. 9. The Groundwater Vulnerability Zone: 10. The application site is not within 20m of an ordinary watercourse or main river. (Nearest watercourse is 40m from the site)
Other Relevant Information	The site has a gradient of approximately 1:10 falling to the South West

Comments	Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. There are no concerns of fluvial or surface water flooding at this site. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Cinderford, St White Old School (GL14 3DH) E: 365510 N: 212838

Site Geology and Source of Information	Slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 11. There is evidence to suggest that the site has areas of high susceptibility to surface water flooding along the roads and to the east of the existing buildings. 12. There is no evidence of historic flooding near the site. 13. The Groundwater Vulnerability Zone: 14. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site has a gradient of approximately 1:11 falling to the South West

Comments	Based on geological information is that expected that infiltration techniques may not be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. If infiltration is not viable, attenuation with controlled discharge will be required. The surface water susceptibility on site would also need to be taken into consideration in terms of the layout of the development. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Cinderford, St White Sneyd Road (GL14 3DG) E: 365794 N: 213099

Site Geology and Source of Information	Slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 15. There is evidence to suggest that the site has low susceptibility to surface water flooding near the north west boundary. 16. There is no surface water flow route through the site. 17. There is no evidence of historic flooding near the site. 18. The Groundwater Vulnerability Zone: 19. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site has a gradient of approximately 1:10 falling to the West

Comments	Based on geological information is that expected that infiltration techniques may not be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. If infiltration is not viable, attenuation with controlled discharge will be required. The surface water susceptibility on site would also need to be taken into consideration in terms of the layout of the development. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Coleford, Poolway (GL16 8BY) E: 357705 N: 211372

Site Geology and Source of Information	Slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 20. There is evidence to suggest that the site has low susceptibility to surface water flooding along the southern boundary. 21. There is no evidence to suggest that there is a surface water flow route through the site. 22. There is no evidence of historic flooding near the site. 23. The Groundwater Vulnerability Zone: 24. The application site is not within 20m of an ordinary watercourse or main river. (Nearest watercourse is 58m from the site)
Other Relevant Information	The site has a gradient of approximately 1:10 falling to the East

Comments	Based on geological information is that expected that infiltration techniques may not be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. If infiltration is not viable, attenuation with controlled discharge will be required. The nearest watercourse is approximately 58m from the site but is likely to require access across third party land, for which a wayleave agreement would be required. The surface water susceptibility on site would also need to be taken into consideration in terms of the layout of the development. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Central Site - Worcester Walk, Bream (GL16 7QD) E: 358768 N: 211634

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 25. There is evidence to suggest a small area of high susceptibility to surface water flooding on the southern border. 26. There is no evidence of a surface water flow route through the site. 27. There is no evidence of historic flooding near the site. 28. The Groundwater Vulnerability Zone: 29. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is relatively flat.

Comments	Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. However, the surface water susceptibility on site would need to be taken into consideration in terms of the layout of the development. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	North Site - Worcester Walk, Bream (GL16 7QD) E: 358732 N: 211720

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 30. There is evidence to suggest a significant area of medium susceptibility to surface water flooding in the West. 31. There is no evidence of a surface water flow route through the site. 32. There is no evidence of historic flooding near the site. 33. The Groundwater Vulnerability Zone: 34. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	Part of the site falls to the South South East at a gradient of 1:44 Part of the site falls to the South West at ta gradient of 1:43

Comments	Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. However, the medium surface water susceptibility to the West of the site would need to be taken into consideration in terms of the layout of the development. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	South Site - Worcester Walk, Bream (GL16 7BX) E: 358709 N: 211487

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 35. There is evidence to suggest that the north of the site has areas of high susceptibility to surface water flooding. 36. There is no evidence of a surface water flow route through the site. 37. There is no evidence of historic flooding near the site. 38. The Groundwater Vulnerability Zone: 39. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is relatively flat.

Comments	Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. However, the areas of high surface water susceptibility in the north of the site, which will have implications on the layout on the site. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Drybrook Adjacent to the Rugby Club (GL17 9EU) E: 364942 N: 217753

Site Geology and Source of Information	Slowly permeable seasonally wet slightly acidic but base rich loamy and clayey soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 40. There is evidence to suggest a corridor of medium susceptibility to surface water flooding across the site. This takes the form of a surface water flow route through the site from north to south. 41. There is no evidence of historic flooding near the site. 42. The Groundwater Vulnerability Zone: 43. The application site **is** within 20m of an ordinary watercourse.
Other Relevant Information	The site is on a gradient of 1:20 fallling to the south.

Comments	Based on geological information is that expected that infiltration techniques may not be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. If infiltration is not viable, attenuation with controlled discharge will be required. However, the medium surface water susceptibility down the centre of the site would need to be taken into consideration in terms of the layout of the development. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Lydney, Allaston, North East Court Road (GL15 5TQ) E: 363919 N: 204427

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 44. There is no evidence to suggest any susceptibility to surface water flooding across the site. 45. There is no evidence of historic flooding near the site. 46. The Groundwater Vulnerability Zone: 47. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is on a gradient of 1:14 falling to the south.

Comments	There are no concerns of fluvial or surface water flooding at this site. Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Lydney, Allaston, South East Court Road (GL15 5SR) E: 363939 N: 204283

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 48. There is no evidence to suggest any susceptibility to surface water flooding across the site. 49. There is no evidence of historic flooding near the site. 50. The Groundwater Vulnerability Zone: 51. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is on a gradient of 1:14 falling to the south.

Comments	There are no concerns of fluvial or surface water flooding at this site. Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Lydney, Allaston, South West Court Road (GL15 5TA) E: 363907 N: 204177

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 52. There is no evidence to suggest any susceptibility to surface water flooding across the site. 53. There is no evidence of historic flooding near the site. 54. The Groundwater Vulnerability Zone: 55. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is on a gradient of 1:12 falling to the south.

Comments	There are no concerns of fluvial or surface water flooding at this site. Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Milkwall garage, Ellwood Rd (GL16 7LE) E: 358396 N: 209136

Site Geology and Source of Information	Freely draining slightly acid loamy soils https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 56. There is no evidence to suggest any susceptibility to surface water flooding across the site. 57. There is no evidence of historic flooding near the site. 58. The Groundwater Vulnerability Zone: 59. The application site is NOT within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is on a gradient of 1:11 falling to the East.

Comments	There are no concerns of fluvial or surface water flooding at this site. Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Newent South East Lane (GL18 1JD) E: 372270 N: 225171

Site Geology and Source of Information	Slightly acid loamy and clayey soils with impeded drainage https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 60. There is evidence to suggest a corridor of low to medium susceptibility to surface water flooding on the site, flowing from the centre of the site towards the northern boundary. 61. There is no evidence of historic flooding near the site. 62. The Groundwater Vulnerability Zone: 63. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is on a gradient of between 1:22 and 1:45 falling to the North East.

Comments	Based on geological information is that expected that infiltration techniques may not be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. If infiltration is not viable, attenuation with controlled discharge will be required. As there is no watercourse in the vicinity, controlled discharge to main sewer may be the only option which is the least favoured. The surface water susceptibility would also need to be taken into consideration in terms of the layout of the development. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Newnham on Severn Phase 2 and 3 (GL14 1AT) E: 369152 N: 212299

Site Geology and Source of Information	Slightly acid loamy and clayey soils with impeded drainage https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site borders Flood Zone 3 but the site itself is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 64. There is no evidence to suggest any susceptibility to surface water flooding across the site. 65. There is no evidence of historic flooding near the site. 66. The Groundwater Vulnerability Zone: 67. The application site is not within 20m of an ordinary watercourse or main river. But is within 50m of the River Severn.
Other Relevant Information	The site is on a gradient of 1:20 falling to the North East.

Comments	Based on geological information is that expected that infiltration techniques may not be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. If infiltration is not viable, attenuation with controlled discharge will be required. Attenuation with controlled discharge to the River Severn could be considered. However, as the River Severn is tidal it will be important to ensure that outfall levels are above the 1:100 flood event + 30%CC. Consent from the Environment Agency will be required. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.

Land Drainage comments for potential allocations 17th October 2016 from Forest of Dean District Council Flood Risk Engineer.

Site Address including postcode and coordinates if possible	Yorkey, Lydney Road E: 363744 N: 206851

Site Geology and Source of Information	Freely draining acid loamy soils over rock https://www.landis.org.uk/soilscapes/
Flooding History / EA Flood Zone	According to EA Flood Maps, the site is within Flood Zone 1, in an area at very low risk from fluvial flooding. http://maps.environment-agency.gov.uk/wiyby 68. There is no evidence to suggest any susceptibility to surface water flooding across the site. 69. There is no evidence of historic flooding near the site. 70. The Groundwater Vulnerability Zone: 71. The application site is not within 20m of an ordinary watercourse or main river.
Other Relevant Information	The site is on a gradient of 1:18 falling to the South West.

Comments	There are no concerns of fluvial or surface water flooding at this site. Based on geological information is that expected that infiltration techniques could be feasible but confirmation through ground water monitoring and/or infiltration testing will confirm the ground conditions. The development must not increase flood risk to any existing property or land beyond the site boundary and the landscaping of the site should route water away from any vulnerable property and avoid creating hazards to access and egress routes.