



Reference: RFI 1711123

Request:

REDEVELOPMENT OF LAND AT OSWIN ROAD, NORTH TYNESIDE - REQUEST FOR FLOOD RISK INFORMATION

We are requesting data to understand any flooding and drainage constraints at the site therefore, could you please provide the following information:

1. Confirmation that the site lies within a Critical Drainage Area (CDA).

This site does not fall within a Critical Drainage area.

2. Details of any historic flooding in the vicinity of the site (including source/mechanism of flooding and flood levels).

Within a 250m radius of the site there has been internal flooding to five properties as a result of fluvial flooding I am unable to supply specific addresses due to data protection. Pluvial flooding has occurred on the junction of Lansdowne Road / Deleval Road and the junction of Oswin Road / Lansdowne Road and to a section of Great Lime Road.

3. Details of any flooding/capacity 'hot spots' and potential sources of flooding.

Potential sources of flooding in this area include fluvial flooding from the Longbenton Letch, the capacity of Northumbrian Water's local sewer network and pluvial flooding to the highway network due to the local topography.

4. Confirmation that the Environment Agency's Flood Map for Surface Water is the most up-to-date dataset for pluvial flood risk in the area.

The local authority has not submitted pluvial flood modelling data for this area so the information via the Environment Agency website is the most current data available.

5. Details of any remedial works undertaken to alleviate flooding or any works proposed for the future.

No flood alleviation works planned or undertaken in the vicinity of this site.

6. Details of any local hydraulic features/controls and hydrological influences that should be considered when undertaking a FRA.

None known in this location, this information may be available from Northumbrian Water and the Environment Agency.

7. Copies of any highways drainage records or infrastructure in the vicinity of the site and details regarding the maintenance regime and any known issues in the vicinity of the site.

Our records show that there is one gully in Oswin Road and two at the entrance to the backlane, rear of Deleval Road.

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Oswin Road is currently subject to 6 monthly walked inspections and should any blockages be found a work order would be raised.

8. Confirmation of specific local planning policy relating to development and flood risk and the management of surface water runoff that the FRA would need to consider.

Please refer to the following website <https://www.gov.uk/guidance/flood-risk-assessment-in-flood-zone-1-and-critical-drainage-areas> . The site is within Flood Zone 1 but as a result of the site being at risk of pluvial flooding, the intended use for the site and its proximity to a school a flood risk assessment will be required. For information on the management of surface water run-off please consult the following website. [http://evidence.environment-agency.gov.uk/FCERM/Libraries/FCERM_Project_Documents/Rainfall_Runoff_Management_for_Developments - Revision E.sflb.ashx](http://evidence.environment-agency.gov.uk/FCERM/Libraries/FCERM_Project_Documents/Rainfall_Runoff_Management_for_Developments_-_Revision_E.sflb.ashx) , as a result of ground conditions North Tyneside Council does not consider infiltration as a suitable method of discharging surface water from new developments.

9. Details of any flood risk 'evidence-base' reports undertaken by North Tyneside Council i.e. Preliminary Flood Risk Assessments, Strategic Flood Risk Assessment, Surface Water Management Plans etc.

These documents are available via North Tyneside Councils website.

10. Details of any specific flood mitigation measures e.g. finished floor levels, water resistant/resilience design which may need to be incorporated into the development.

The requirement for specific flood mitigation measures will need to be established following the production of the development sites Flood Risk Assessment report.

11. Details of any specific local requirements for the management of surface water runoff from the site, including the LLFAs position on SuDS and permissible surface water discharge rates.

We expect the site to be attenuated to the equivalent Greenfield run-off rates, a 1in30 year rainfall event will need to be attenuated in the sites drainage network and a 1in100 year rainfall event stored within the site.

12. Confirmation of the LLFA's position on the application of the latest climate change guidance – as published by the Environment Agency on 19th February 2016 – to surface water management proposals.

To account for climate change we would expect a 40% increase in peak rainfall intensity for this development site (100 year lifetime).

Please provide any other details that may be of assistance and any specific restrictions which may be applicable to the proposed development with respect to flood risk and/or drainage.

This will be established following the production of the development sites Flood Risk Assessment and via discussions with Northumbrian Water and the Local Authority regarding the local sewer / culvert capacity once the proposed surface water discharge rates for the site have been submitted.

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