

Interactive Session

Trainers' Notes

Example Site 1

Vernon Road (Former Dyeworks Site)

Example Site 2

Urban Extension

Example Site 1 Question and Answer Sheet

Vernon Road (Former Dyeworks Site)

Consider the site information provided and then answer the following questions

What are the main site constraints from a WFD perspective?

- Existing water course – protect, buffer, improve
- Construction – run off
- Flooding potential
- Groundwater – risk of contamination, high water table
- Former dyeworks – land contamination?
- Heavily urbanised watercourse – banks held up by concrete structures

What survey and/or assessment work would be required to support an application?

- Flood risk assessment
- Soils
- Ecology
- Hydrology
- WFD Assessment
- Topographic survey

What WFD-beneficial measures would you expect to see incorporated within a planning application?

- CEMP
- SuDs
- Buffering water course
- Improving riparian vegetation
- Channel improvements – remove/amend culverting, river restoration, channel naturalisation
- Overall – need to prevent excess run off, especially sediment and pollutants (i.e. from vehicles)
- Reconnecting the watercourse with the floodplain – creating wetland areas etc
- Opportunity to tackle flood risk – wider impacts across the catchment
- Off site improvements

What other measures could be considered which would provide multiple benefits?

- Public open space requirement – next to water course, create flood storage (only wet during flood)
- Sympathetic river crossings
- Potential for two-stage channel to provide flood storage / conveyance and habitat creation
- Wetland creation – reconnect channel with floodplain and provide new habitat
- Open the watercourse up and make it part of the site – amenity benefits

Example Site 2 Question and Answer Sheet

Urban Extension

Consider the site information provided and then answer the following questions

What are the main site constraints from a WFD perspective?

- Impacts to watercourse from surface water discharges (e.g. road runoff).
- Development adjacent to the Fairham Brook a WFD waterbody, encompassing the field drainage system.
- Ditch network
- WFD status of the watercourse – development must not make this worse

What survey and/or assessment work would be required to support an application?

- EIA
- Ecology survey as part of EIA
- Potential WFD impacts identified within the EIA
- Where physical modifications proposed to Fairham Brook such as culverts proposed detailed WFD Assessment will be required as part of EIA.
- Flood Risk Assessment including hydraulic modelling of ditches, Brook and SuDS

What WFD-beneficial measures would you expect to see incorporated within a planning application?

- Non developed buffer zone adjacent to Fairham Brook
- Provision of above ground SuDS (ponds, lakes, swales) to manage surface water pollution and discharge rates.
- Opportunities to maintain ditch network - no culverting or infilling of existing ditches
- Public open space adjacent to the Fairham Brook – allowing this area of the site to flood
- Siting of public open space alongside ditches to make space for water and allow open space to flood
- Sustainable drainage systems to hold surface water runoff and offer unique habitats

How could these measures be improved to provide greater biodiversity benefit as encouraged under NPPF?

- Provision of green open space encompassing the Fairham brook which includes generous habitat creation, i.e. wet grassland, re-meandering of the Fairham Brook (or other river restoration options), provision of two stage channel, ponds and scrapes distinct from SuDS scheme, backwater for spawning fish, otter holts, barn owl boxes, bat boxes, plots of wild bird seed mix for farmland birds.
- Wetland areas within the floodplain of the Fairham Brook
- SuDS 'train' – a series of interlinked SuDS that treat and hold the water before discharging into the Brook
- Including buffers and improving the riparian zone