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Green Park Village covers an area of approximately 24 Hectares, of which 4 Hectares (17%) is a lake that will largely be retained in its current configuration.

Environment Agency (EA) mapping (accessed at the time of the preparation of the Flood Risk Assessment) shows the site to lie in Flood Zones 2 and 3. However, modelling of the already implemented Green Park Flood Management Scheme, which includes an allowance for raising the site, has been approved previously as part of the larger Green Park development. Therefore, the EA has advised that the site's flood zoning should be based on post development levels, which places this development in Flood Zone 1; *'land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%)'. This is the lowest risk category used by the EA.*

The primary source of flooding to the site is from the Foudry Brook and/or Longwater Relief Channel which are tributaries of the River Kennet. Modelling of these watercourses has determined the maximum flood level (including an allowance for climate change) for the site and the minimum ground level for Green Park Village has been set 0.887m above this.

The proposed surface water drainage strategy for Green Park Village utilises Sustainable Urban Drainage Systems (SuDS) which provide attenuation greater than that required during the maximum flood event - therefore providing a betterment on the existing situation.

As a result the uncertainties of flooding have been addressed satisfactorily and Green Park Village is considered suitable for residential use.

- Civil and Structural Engineers
- Building Surveyors
- Highway and Traffic Engineers
- Transport Planners
- Land Surveyors
- Building Investigation Experts
- CDM Co-ordinators

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