

10. CONCLUSIONS AND RECOMMENDATIONS

10.1. General

This geoenvironmental appraisal has been performed for Bingley Road, Menston, West Yorkshire.

It has been assumed in the production of this report that the site is to be redeveloped for a residential with gardens end use. In addition, it has been assumed that ground levels will not change significantly from those described in this report. If this is not the case, then amendments to the interpretation and conclusions in this report may be required.

10.2. Flood Risk

The site is not located in an area vulnerable to surface flooding.

The site is, however, located within an area in which groundwater flooding may be a significant issue. Inspection of the site has identified a number of locations in which springs, possibly seasonal, exist within and near to the site, discharging across the site. In addition, an area toward the centre of the site, forming a slight depression in the ground surface, evidently becomes wet at the surface on frequent occasions, and is therefore used for disposal of organic farm wastes at present.

Consideration must be given during development design, to the presence of very shallow groundwater, and the assumption that such groundwater does rise to the surface on occasion. Allowance should be made for mitigating the presence of shallow groundwaters, which may require off-site disposal via a drainage system, which will require discussion with the local sewerage authority.

Thus, installation of below ground rainwater / greywater storage tanks, to conform to sustainability codes, is unlikely to be practical owing to the potential positive buoyancy of such tanks within the shallow groundwater regime. This may exacerbate the requirement for increased site discharges into existing drainage systems.