

FLOOD RISK ASSESSMENT

40 Britannia Gardens, Hedge End, SO30 2RP

Householder Planning Application Within Flood Zone 3

This application relates to the proposed works will see the construction of a new rear extension and all associated works.

The site is located overlaps very slightly with a Zone 3 flood risk area, which means that it is technically within an area with a high risk of flooding.

According to the Environment Agency, areas classified under the Zone 2 & 3 risk level is land which has been assessed as having a risk of 1 in 200 or greater annual probability of sea flooding (0.5%).

Although the site is classified within this high probability of a flood zone, this Zone 3 boundary only just touches the rear edge of the site. After this, the risk goes down to Zone 1 for the rest of the site, which has been assessed as having less than 1 in 1,000 annual probability of sea flooding (< 0.1%).

As such, the area to which the works are occurring is extremely low, so we have proposed the following flood resistance techniques to minimise risk to the property and its surroundings. These have been designed to be in accordance with the guidance provided in Planning Policy Statement 25 - 'Development and Flood Risk Practice Guide'.

1. The proposed finished floor level of the entire ground floor will remain the same as the existing finished floor level.
2. The existing exterior ground level will not be altered.
3. The amount of hard standing on the site will be reduced during the works to minimise the risk of rainwater being spread.
4. The proposed bifold doors will be sealed to protect from the elements.
5. Electrical services will run through the ceiling and the walls rather than the floors.

Below is a flood map from the Environment Agency, which gives an accurate location of the property and where it sits in regard to specific flood zones.

