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REF : **1338**
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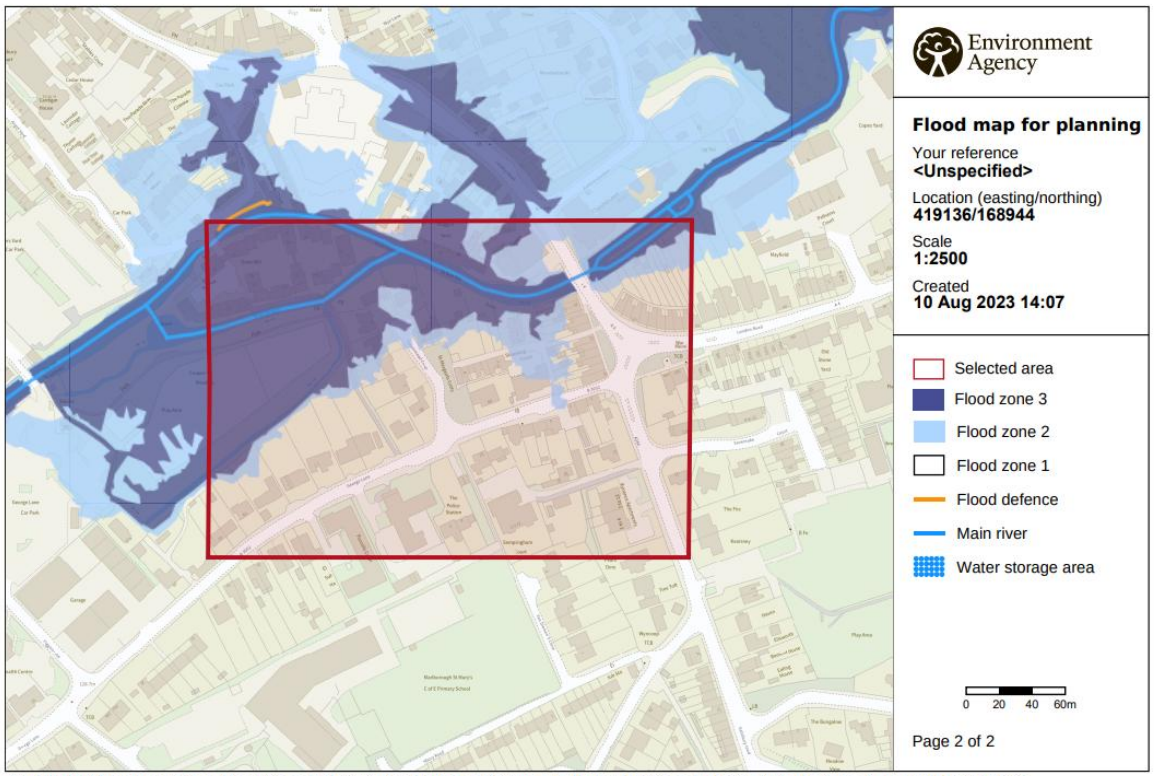
FLOOD RISK ASSESSMENT

3 Culvermead Close,

Marlborough,

Wiltshire,

SN8 4DL.



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General

This flood risk assessment has been prepared after due consideration of the Wiltshire Core Strategy.

Development and Flood Risk is to accompany an application for planning consent for the proposed extension of 3 Culvermead Close, Marlborough.

The proposal is to extend the property to the rear.

Statement

The River Kennet is the source of the flood risk to 3 Culvermead Close.

Dark blue ■ shows the area that could be affected by flooding, either from rivers or the sea, if there were no flood defences. This area could be flooded: from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year. Or, from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Light blue □ shows the additional extent of an extreme flood from rivers or the sea. These outlying areas are likely to be affected by a major flood, with up to a 0.1 per cent (1 in 1000) chance of occurring each year.

There is no record of the property ever having flooded since its construction.

There are no flood defences protecting this site.

Surface water is currently discharging to soakaways, and foul water discharges to the mains.

The slab to the proposed extension will be of flood resilient construction with low permeability materials to reduce water ingress into the property.

Further resistance strategy will consider and incorporate:
- minimising the entry of water through permeable elements of the foundation.
- utilising durable materials that will not be affected by water and use construction methods and materials that promote draining and drying.
- there will be no power points at below 1.2m with switched spurs set at 0.8m and all cables will be run at ceiling level.
- floor finish is to be a solid concrete floor.
- a rainwater harvesting system will be installed to collect rainwater from the proposed new dwelling, with the water being used for gardening. Overflow will be to soakaways min 7m from the building.

Conclusion

Historically, the address has no record of ever being flooded, add to this a flood resilient construction and we submit that the new dwelling will have a negligible risk of flooding and will not have any greater impact on the flood zone or increase the risk of flooding to the existing surrounding properties.