PLANNING APPLICATION AT5 MILL LANE, CHERHILL SN11 8XS

FLOOD RISK ASSESSMENT

1. INTRODUCTION

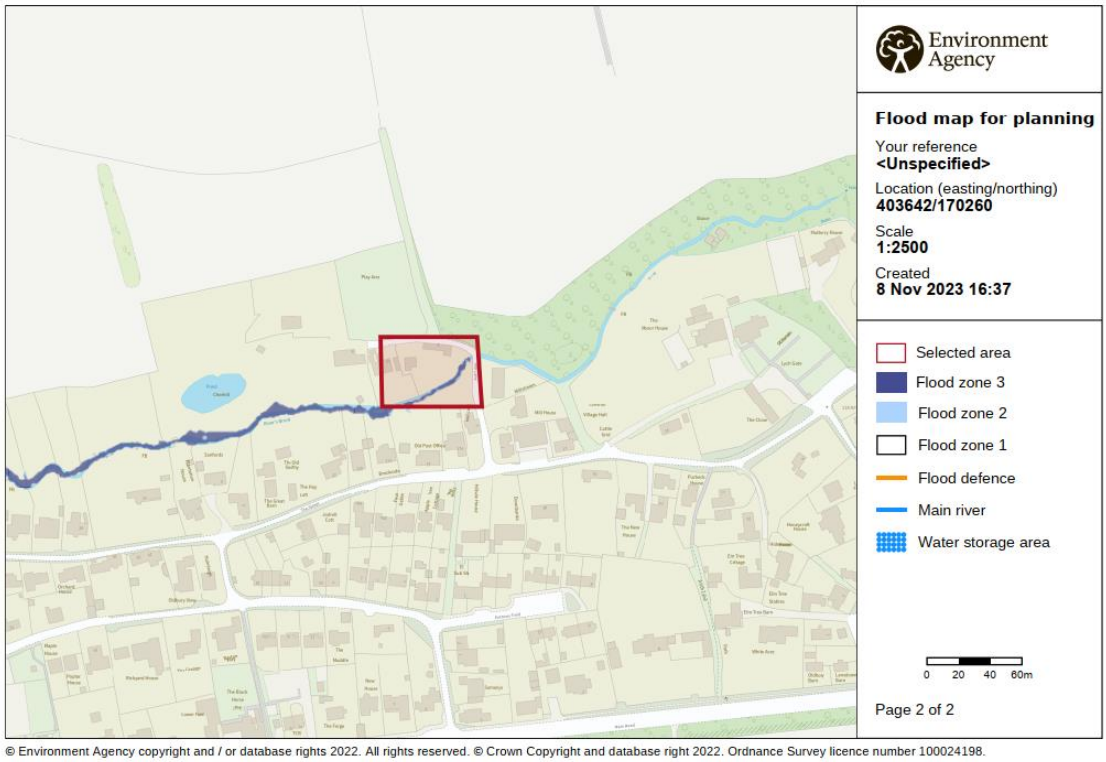
1.1. A planning application has been submitted for solar panels on a garage roof at 5 Mill Lane, Cherhill. The proposals also include for a minor alteration to the "pitch" of the garage roof in order to increase the efficiency of the panels.

1.2. The "Flood Map for Planning" identifies that application site falls within Flood Zone 3, and therefore a Flood Risk Assessment is provided to support the planning application.

Context

1.3. A minor watercourse forms the southern boundary of the property and the extent of Flood Zone 3 (and 2) in this area is limited to the watercourse itself. The ground rises up from the watercourse such that the Garage and other buildings on the property are some 6m above the watercourse.

1.4. As can be seen from the Flood Map and the enlarged extract below, the garage where the solar panels and roof alterations are proposed lies entirely within Flood Zone 1 (as do all the building on the property)



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Flood Map for Planning



Enlarged Extract of Flood Map

1.5. The roof of the garage is therefore some 8m above the 1:100 year flood level (defined by the extent of Flood Zone 3) and lies totally within Flood Zone 1 (and is not therefore at risk of flooding from a 1:1000 year or greater flood event).

The Proposals

1.6. The introduction of solar panels onto the garage roof, and the minor alterations to the pitch of the roof do not increase the impermeable area, or footprint, of the garage nor do they change the existing drainage arrangements.

Conclusions

1.7. The development proposals themselves are not at risk of flooding, and will not increase flood risk elsewhere. Given the nature and scale of the development proposal this is a proportionate assessment of flood risk

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