Flood Risk Assessment

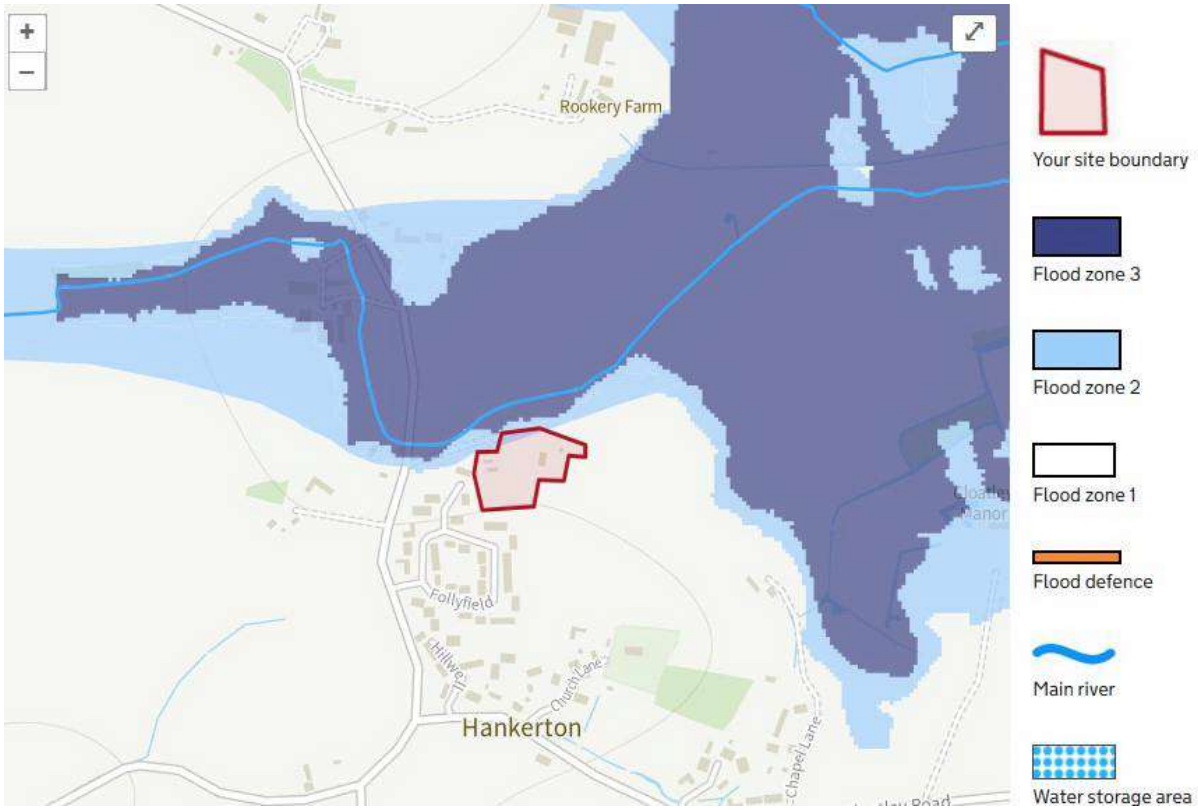
Church Farm

Hankerton

Wiltshire

SN16 9JZ

The application site is located within the boundaries of Wiltshire City Council. According to the environment agencies flood map, the application site is situated within flood zone 2. Land and property in this flood zone would have a high probability of flooding without the local flood defences. These protect the area against a river flood with a 1% chance of happening each year, or a flood from the sea with a 0.5% chance of happening each year.



The proposed application is for an extension to the property located at X:397137 Y:191005

The property itself is not within the flood plain. The north west corner of the land is.

Foul drainage is not applicable.

All surface water to be discharged into soak away or existing onsite gulley.

As far as the applicant is aware the property has no history of flooding.

The proposed orangery will be erected on the eastern elevation of the property.

The floor levels of the proposed orangery will not be set lower than the existing floor levels of the host dwelling.

There are no proposed landscaping works.

Proposals: This application seeks consent to erect an timber orangery to the eastern elevation of the property. The proposed extension would be constructed using water resilient materials and also retain the existing on site method of surface water disposal.

All electrical sockets will be set at a minimum of 450mm above ground floor level to provide a flood resilient dwelling.

It is not considered that any further SUD's Sustainable Surface Water drainage will be necessary.

Flood Mitigation Notes: The existing level of the site would remain as existing. All ground cover to remain as existing. Internal floor levels to remain as existing.

Conclusion: All proposed surface water will be controlled as per the existing arrangement or soak away. We are of the opinion that that these proposals would not increase the risk of flooding elsewhere.