

Flood Risk Assessment

1. Site and Proposal Summary

- **Address:** Springfield, West End, Foxham, SN15 4NB
(Location 51°29'46.2"N 2°02'53.4"W)
- **Property Type:** Two-storey detached dwelling
- **Planning Proposal:** Removal of existing conservatory to be replaced with a new extension to the rear.

2. Flood Risk Identification (Information from the Government Flood Risk Service.)

- **Historic Flooding:** None recorded at the property.
- **Environment Agency Data:** EA flood maps indicate the site (not the building) lies partially in Zone 2 and partially in Zone 3.
 - The risk from surface water flooding is LOW.
 - The yearly chance of flooding between 2040 and 2060 is LOW.
- **Rivers and the sea:**
 - The yearly chances of flooding is VERY LOW
 - The yearly chance of flooding between 2036 and 2069 is VERY LOW.
- **Groundwater:**
 - This building is outside of a groundwater flood area.

3. Vulnerability Classification

- **Vulnerability Category:** 'More Vulnerable' (residential use) under the National Planning Policy Framework (NPPF).
- **Exception Test:** Development provides wider sustainability benefits and will be made safe for its lifetime without increasing flood risk elsewhere.

4. Flood Mitigation Measures

- **Finished Floor Levels (FFL):**
 - Minimum of 300mm above the 1 in 100-year + climate change flood level.
- **Flood Resilient Construction:**
 - Use of water-resistant materials for ground floor walls and floors.
 - Raised electrical sockets and services above predicted flood levels.

- **Safe Access/Egress:**
 - Primary access route via West End remains dry in 1 in 100-year + climate change event.
- **Flood Warning & Evacuation:**
 - Registration with the Environment Agency's Flood Warning Service.
 - On-site flood plan with trigger levels for evacuation.

5. Surface Water Management

- **Sustainable Drainage Systems (SuDS):**
 - Permeable paving for new adjacent hard landscaping.
 - Rainwater harvesting and soakaways where ground conditions allow.
- **Runoff Control:** Post-development runoff rates will not exceed pre-development rates.

6. Residual Risk

- Residual risk from extreme events (e.g., overtopping of defences) remains low due to raised FFL and resilience measures.
- Emergency services access is viable in extreme scenarios.

7. Conclusion

With the historic and predicted risk of flooding classed as low and the proposed mitigation measures, it is considered the development will be safe for its lifetime, will not increase flood risk elsewhere, and complies with the NPPF and local planning policy requirements.

End.