



PLANNING APPLICATION
FLOOD RISK ASSESSMENT
FOR
MR DREWE & MRS TAYLOR
AT
No. 1
THE DERRY
ASHTON KEYNES
SWINDON
SN6 6PW



Issue Record

[illegible]



A full Flood Risk Assessment is only required for developments;

- In flood zone 2 or 3, including minor development and change of use.
- More than 1ha in flood zone 1.
- Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs).
- In an area within flood zone 1 which has critical drainage problems, as notified by the Environment Agency.
- An assessment does not need to be done for a development that is less than 1 ha in flood zone 1 unless it could be affected by sources of flooding other than rivers and the sea, for example surface water drains.

According to the Get Flood Risk Information for Planning in England website

[Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/flood-map-for-planning)

the site is in

Flood Zone 1

The application does not include a change of use in development type to a more vulnerable class.

The Environment Agency do not class the development site as in an area with critical drainage problems.

The site is not in an area affected by sources of flooding other than rivers and the sea.

Given the above facts the developmet does not require a full Flood Risk Assessment