

Brief Flood Risk Assessment

Proposed Garage and Car Port

Haywood, Maddington Street, Shrewton, Wiltshire, SP3 4JL

1. Introduction

This statement has been prepared in support of the planning application for a proposed garage and carport at the above stated address. The development is ancillary to an existing dwelling and does not include any habitable accommodation.

2. Flood Risk Context

The Environment Agency Flood Map for Planning indicates that the site lies within Flood Zones 2 and 3. The identified source of flood risk is believed to be an adjacent run-off watercourse, which remains dry for the majority of the year and conveys flows during periods of heavy or prolonged rainfall.

The proposed development is classified as less vulnerable development in accordance with Planning Practice Guidance.

3. Flood Risk to the Development

The finished floor level of the proposed garage will be constructed at approximately 1.2 metres above the base of the adjacent watercourse. This provides a suitable level of freeboard relative to potential flood events.

Given the non-habitable nature of the development and the proposed finished floor level, the risk of flooding to the development is considered to be low.

4. Flood Risk Elsewhere

The proposed garage and carport are modest in scale and will not obstruct flood flows or result in a loss of floodplain storage. As such, the development will not increase flood risk elsewhere.

5. Surface Water Drainage

Surface water runoff from the proposed structures will be managed within the existing drainage arrangements for the site, ensuring that there is no increase in runoff to the adjacent watercourse.

6. Scope and Limitations of This Assessment

This Flood Risk Assessment has been prepared by the homeowner in support of a householder planning application. It is based on publicly available information, site observations, and the details of the proposed development.

The assessment has not been prepared by a qualified flood risk specialist and should be regarded as a proportionate, non-technical statement appropriate to the scale and nature of the proposed development. Accordingly, it should not be taken to imply professional liability or responsibility for future flood events beyond the scope of the planning application.

7. Conclusion

In light of the above, it is considered that the proposed garage and carport represent an appropriate form of development within Flood Zones 2 and 3. The proposal will be safe for its intended use for the lifetime of the development and will not increase flood risk on or off site, in accordance with the National Planning Policy Framework and Planning Practice Guidance.