

Flood Risk Assessment and Drainage Statement

Riversmeet, Warminster Road, Stapleford, SP3 4LT

Introduction

This Flood Risk Assessment supports a householder planning application for a single storey side extension replacing an existing conservatory.

Flood Zone Technical Position (Dwelling FZ2 / Garden FZ3)

Flood mapping indicates the site lies within the River Wylye floodplain corridor where Flood Zone 2 affects the developed residential plot and Flood Zone 3 affects adjacent land and parts of the wider garden. The proposed development replaces an existing conservatory and does not extend built form further into higher flood risk areas.

Environment Agency Style Statement

The proposal constitutes minor development associated with an existing dwelling. Minor development is acceptable within Flood Zones 2 and 3 where flood risk is not increased elsewhere. The proposal retains finished floor levels and established drainage and will not impede flood flows or reduce floodplain storage.

Sequential Test Clarification

A site specific Sequential Test is not required as the proposal represents minor householder development replacing an existing structure within the established residential curtilage.

Surface Water Justification

The proposal replaces an existing conservatory footprint and runoff characteristics remain consistent. Infiltration via soakaway is already established and represents the preferred SuDS approach.

No Increase in Runoff — Technical Statement

The extension does not materially increase impermeable area compared with the existing conservatory. Peak flow rates and runoff volume remain comparable and surface water continues to discharge to the existing soakaway.

Drainage Strategy

Surface water discharges to the existing soakaway. Foul drainage remains unchanged.

Climate Change

The development is resilient to climate change as it replaces an existing structure, maintains infiltration drainage and retains finished floor levels.

Conclusion

The development replaces an existing conservatory and maintains the established drainage regime. The proposal will not increase flood risk on or off site and represents betterment compared with the existing situation.