

REF: FLOOD RISK ASSESSMENT AT: 140 LEIGH ROAD, WESTBURY, WILTSHIRE, BA13 3QR

I have investigated the site on the Governments Flood Map for Planning.

This confirms the property is in a **VERY LOW-RISK AREA** from surface water flooding.

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

This however will not have any impact on this application as the proposed new works are for the replacement of windows and a door to the building all of which are existing.

The new windows or door will not create any new flow routes for excess water, nor will their installation create any additional ways for water to access the property should the property be flooded.

This also confirms the property is in a **VERY LOW RISK** from flooding from the rivers and the sea.

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

Again, as this is a proposal for the replacement windows and a door, this will not increase the chances of flooding for the neighbouring properties, nor will it increase the chance of water damage to the property should the area flood as all the openings are existing.

To conclude these new windows and door will have no impact on the risk of flooding to the property should the installation go ahead.