

Site: Sandyrood, Giles Lane, Landford, SP5 2BG



According to the Environment Agency Flood Map for Planning (Reference: 427144/120021), the majority of the application site and the existing dwelling sit within **Flood Zone 1** (Low Risk). The rear (western) boundary of the property transitions into Flood Zone 2 and 3 due to the presence of the adjacent watercourse.

The site features a significant change in elevation. The dwelling and the proposed extension are situated on a high plateau, while the stream to the rear is set within a deep, steeply banked channel.

- **Vertical Separation:** The finished floor level (FFL) of the existing house is significantly higher than the typical water level of the stream.
- **Natural Containment:** The steep bank acts as a natural flood defence, ensuring that even in extreme fluvial events, water is contained within the channel and does not reach the development area.

3. The Proposal

The proposed development is a **single-storey extension** located on the northern and western elevations.

- **Flood Zone Positioning:** The extension is located primarily within Flood Zone 1.
- **Footprint:** The proposal replaces an existing garage/covered area, resulting in a negligible increase in impermeable surfacing.

4. Mitigation and Resilience Measures

To ensure the development remains safe and does not increase flood risk elsewhere, the following measures will be adopted:

- **Finished Floor Levels:** The FFL of the new extension will be set no lower than the FFL of the existing dwelling.
- **Flood Resilient Construction:** Although the risk is low, construction will incorporate flood-resilient techniques, including waterproof membranes and raised electrical circuitry where appropriate.
- **Surface Water Drainage:** New surface water runoff will be managed through **Permeable Paving** and/or a soakaway system located at least 5 metres from the building and away from the edge of the steep bank to maintain slope stability.
- **Bank Integrity:** No works will be undertaken that undermine the structural integrity of the steep bank. All construction materials and waste will be stored away from the bank to prevent siltation of the watercourse.

5. Conclusion

The proposed extension is "More Vulnerable" development but is appropriate for this location as it is situated in Flood Zone 1. Due to the topographical height of the plot relative to the stream, the risk of flooding to the property is considered negligible.