

Flood Risk Assessment for  
12, Price Road CR04DB

Dated 1<sup>st</sup> March 2021.

**1.) Introduction - Development site and location**

The site being developed is a typical residential house on Price Road namely 12, Price Road. CR04DB.

It is my residential home, I am simply looking to create some more space for myself in it.



Figure 1, Front view of 12, Price Road CR04DB. (Courtesy of Google street view)

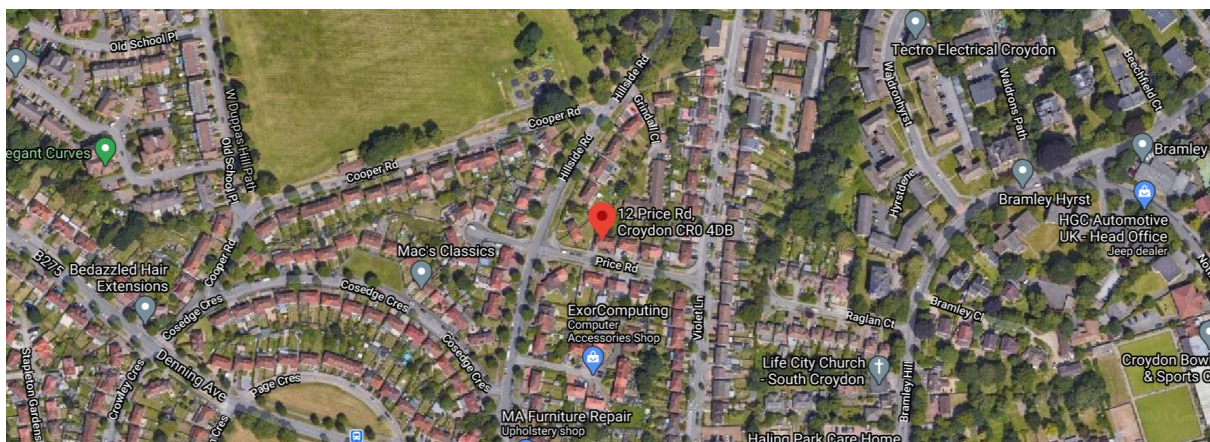


Figure 2, Aerial view of 12, Price Road CR04DB. (Courtesy of Google maps)

The site falls in Flood Zone 1, and is described as an area of low probability of flooding, according to the Environmental Agency as shown in the here:



## Flood map for planning

Your reference	Location (easting/northing)	Created
Gov_Ref_1	531736/164490	15 Feb 2021 14:40

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

### This means:

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

### Notes

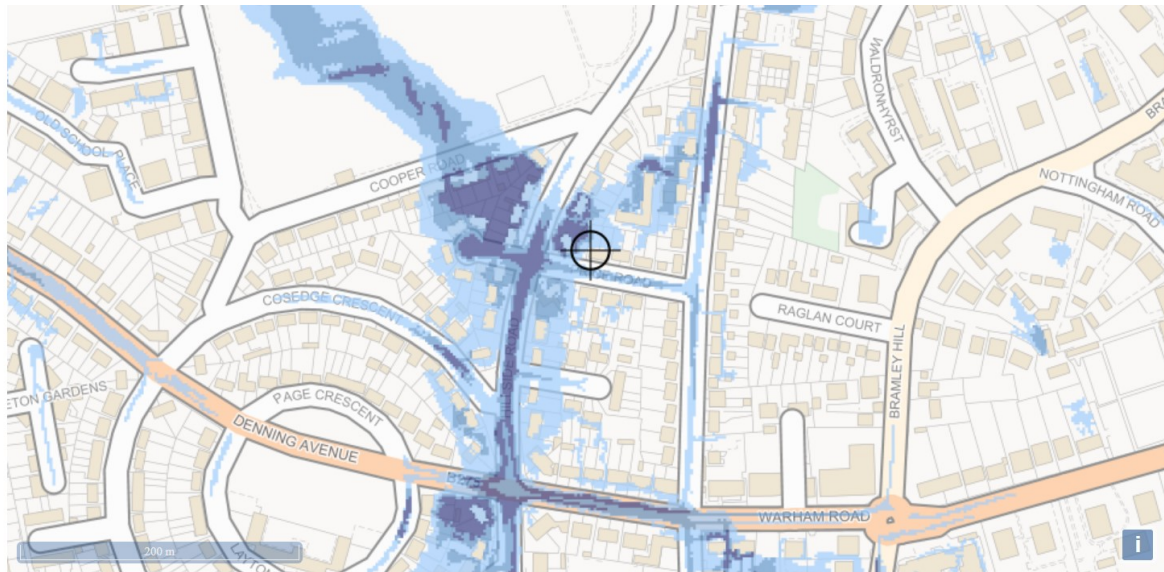
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

See also:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=531736&northing=164490&map=SurfaceWater>



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

Figure 3 Flood risk map from surface water (Courtesy of © Crown)

One can see that the properties on Hillside road are the ones exposed to some flood risk not this one.

**2.) Development Proposal:**

From the Architectural Drawings (figure 4) just below one can see the proposed changes and the current site also.

The essence of the changes are to provide more storage space downstairs, a downstairs bathroom, and widening of a couple of existing rooms upstairs with the view to catering for my needs now and in the future as I get older where, for example, a downstairs bathroom might become a necessity in old age.

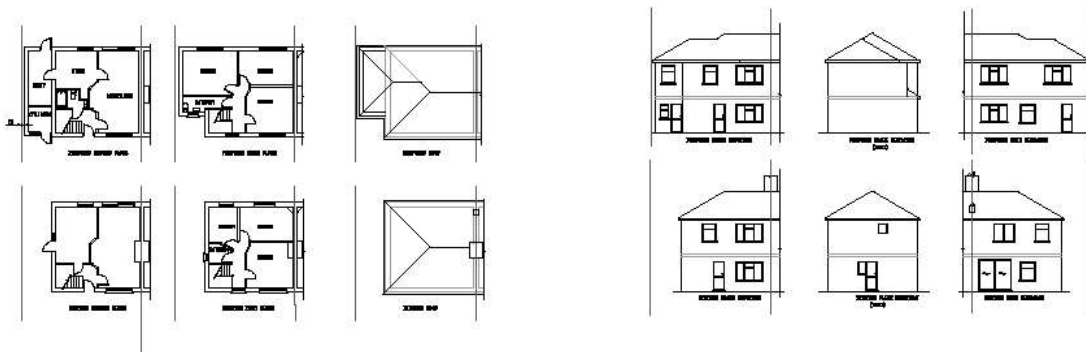


Figure 4, Architectural Drawings

With regards to vulnerability to flooding as already mentioned above the site is considered a low risk, and also with the additional roof guttering from the side extension there will be less surface water from rain fall as more of it will be directed into underground drainage.

The expected lifespan of the proposed development is expected to be 100 years if not more.

The proposed extension is less than one hectare in size, less than 30m square to be more accurate, and according to the Environmental Agency data the site is in Flood Zone 1 and is of low risk.

### **3.) Summary**

With regards to flood risks or impact due to surface water with regards to the proposed development, no particular mitigation measures needed. So, there are no concerns to note here for Local Planning Authority to be worried about.