

FLOOD RISK ASSESSMENT

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OXFORD ARCHITECTS

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1.0 COVERING LETTER

A full Flood Risk Assessment was carried out at the previous planning application 19/05633/F which was granted permission on 04.06.2020.

This submission looks to submit an alternative scheme for the site, but the basis of the Flood Risk Assessment and principal of developing the site has been established previously and remains unchanged.

The proposal is still residential and all recommendations of the previous report will be applied to this scheme, namely;

- The proposed development is considered 'More Vulnerable' and located within Flood Zone 2.
- In line with BCC guidance, the proposed FFLs will be set no lower than 8.40m AOD (300mm above 1:200 year (2110) flood level).
- A safe access and egress route will be provided by a formal flood warning and evacuation plan, which will be agreed with emergency planners, and tied in to the existing emergency plans for the area;
- In terms of flood vulnerability, significant betterment can be achieved through the implementation of flood warning procedures and flood resilient construction.

We, therefore, enclose the following Flood Risk Assessment as previously submitted and which remains valid and pertinent to this application also.

If there are any queries, please do get in touch.

Tom Schular
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