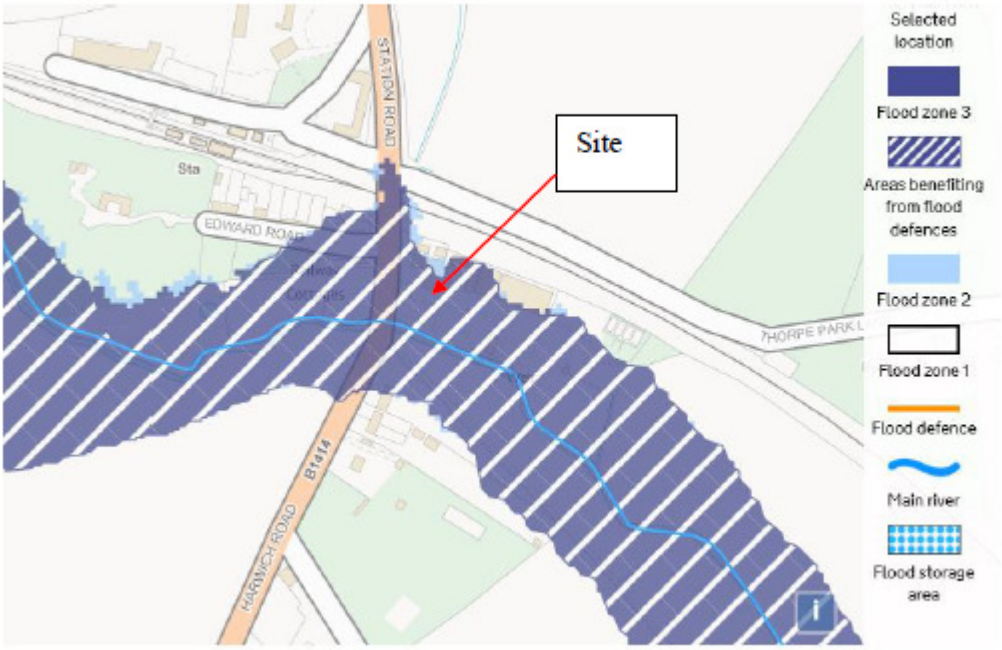
Unit 7 Ricebridge Industrial Estate
Thorpe Le Soken, Essex CO16 0HH

Flood Risk Assessment

The site is within Flood Zone 3, but within an area shown as being protected by existing flood defences. The risk of flooding is therefore low and no greater than for the existing office use. The application is accompanied by a full topographical survey of the area together with an enlarged plan which highlights the area in question. This plan provides details of both ground surface levels and the finished floor levels (FFL) of the building subject of the application. This indicates the car park is located between 3.15m and 3.19m AODN. The finished floor level of the building is at 3.24m AODN throughout. The EA has now provided details of the 1:100 and 1:1000 year events at a number of locations. One position is located on the western side of Station Road and the other is next to the pylon adjacent to the application site. I enclose full details of the advice received from the EA. For the position located in close proximity to the site, the predicted flood levels are 2.58m AODN (1:100 year) and 2.81m AODN (1:1000). The 1:100 level including 30% climate change is shown as 2.70m AODN. Thus, the entire site is above the 1:1000 level by at least 0.34m while the FFL is some 0.43m above this predicted level. It is therefore clear that the simple application of the Zone 3 approach is incorrect, and the development will therefore be safe from any expected flood levels within the lifetime of the development.



It is noted that the Council approved the previous recent submission on potential flooding associated with the application for Prior Approval for conversion from offices to residential.

The proposal provide for a flood refuge for both of the new fats at first floor level in similar fashion to that approved on application ref 20/00465/COUNOT.