

FLOOD RISK ASSESSMNET

JULY 2021

Authored by: David Morris C.Eng M.Eng MRINA

1.0 Introduction

This Flood Risk Assessment is a supplementary statement for the Design & Access Statement.

2.0 Flood Risk Assessment

3 Anchor Close is located next to the river Avon. The property is assessed to have a flood risk rating of moderate or higher. A Flood Risk Survey is provided in Annex A.

This planning proposal does not impact the flood risk assessment. The site is elevated above the public path by a retaining wall. In the event of flooding the site is protected by the retaining wall. No changes will be made to this protective measure.

The property is fully insured against flooding. The insurance company will be contacted before building works start.

Annex A – Flood Risk Survey

Extract from Groundsure Environment Survey

Flood Risk



Risk of flooding from rivers and the sea



Risk of flooding from rivers and the sea

The property has a High chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS) data. This could cause problems with insuring the property against flood risk. However, if built before 2009, it may be eligible for insurance assistance from the Flood Re scheme: <http://www.floodre.co.uk/>

RoFRaS assesses flood risk from rivers and the sea in England and Wales, using local data and expertise. It shows the chance of flooding from rivers or the sea, taking account of flood defences and the condition those defences are in. The RoFRaS model uses local water level and flood defence data to model flood risk. See below for explanation of the RoFRaS levels of flood risk.

Please see **page 2** for further advice.

Environment Agency RoFRaS risk ratings

Homebuyers

3, ANCHOR CLOSE, ST. GEORGE,
BRISTOL, BS5 8DF

Ref: CDS-6025940
Your ref: 1190702
Grid ref: 362881 172559

Very Low	Low	Medium	High
The chance of flooding from rivers or the sea is considered to be less than 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 100 (1%) but greater than or equal to 1 in 1000 (0.1%) in any given year.	The chance of flooding from rivers or the sea is considered to be less than 1 in 30 (3.3%) but greater than 1 in 100 (1%) in any given year.	The chance of flooding from rivers or the sea is considered to be greater than or equal to 1 in 30 (3.3%) in any given year.

Historical flood areas

Large scale flooding has been recorded in the area where the property is located in the past.

A record of a flood in previous years does not mean that an area will flood again, especially as this information does not take account of flood management schemes and improved flood defences. Equally, absence of a historic flood event for an area does not mean that the area has never flooded, but only that it doesn't appear in Environment Agency national data.

As flood risks may or may not have changed, this requires further investigation.

Distance	Direction	Date of Flood	Flood Source	Flood Cause	Type of Flood
0	on site	1960-12-04 1960-12-05	Main river	Channel capacity exceeded (no raised defences)	Fluvial

This information is collated from a database showing the individual footprint of every historic flood recorded by Environment Agency. Please note this doesn't include records held by individual local offices.

Groundwater flooding



Contact us with any questions at:
info@groundsure.com
08444 159 000

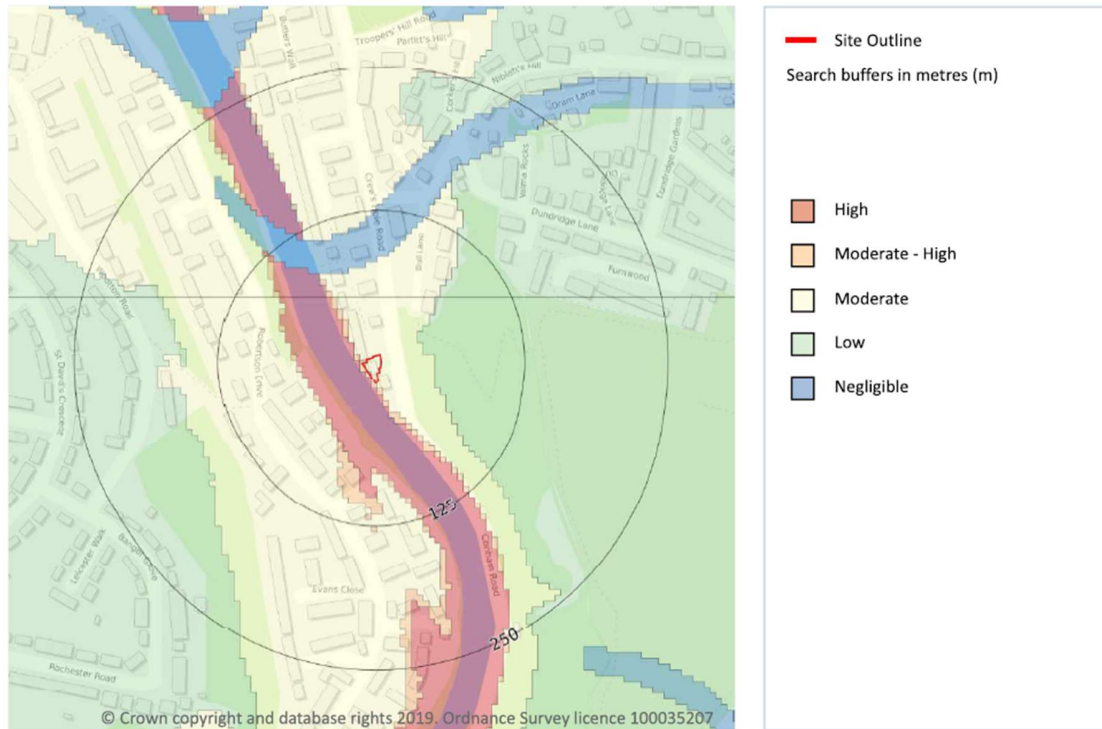
Date: 15 May 2019

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JBA data indicates that the property is in an area with a moderate to high risk of groundwater flooding. Should a 1 in 100-year (1%) design groundwater flood occur, groundwater levels could reach within 0.5m of ground surface, giving a risk of groundwater flooding to surface and subsurface assets. There is also a possibility of groundwater emerging at the surface locally.

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