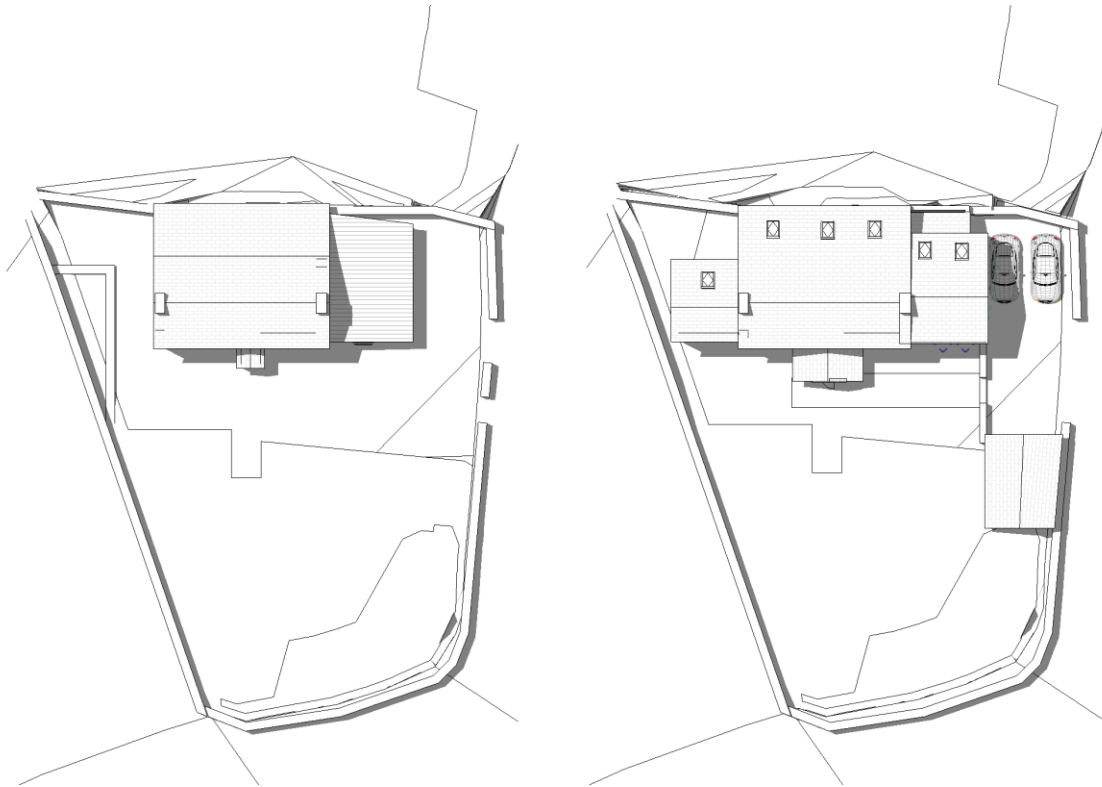


Introduction

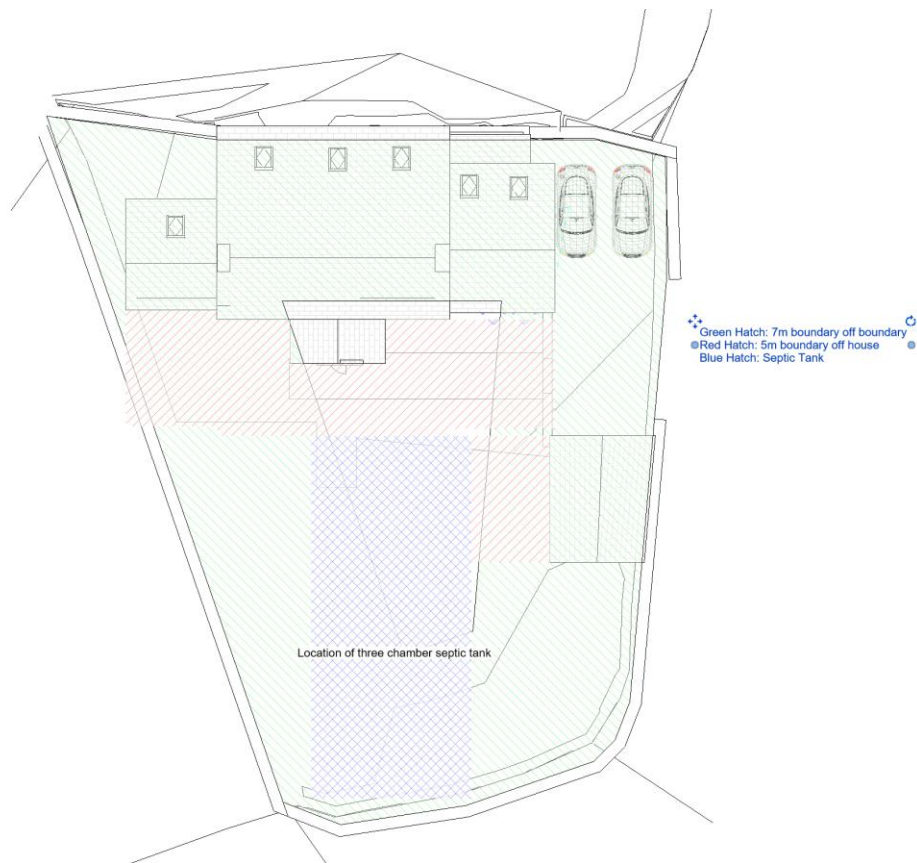
The proposed development is located in a flood zone 1, an area with a low probability of flooding. The development looks to enlarge the property less than 100m², which in turn is mostly developed under the roof of the existing building.



Existing and Proposed Site Plan

The extra roof area is only 20m², which in consideration to the proposed development is negligible.

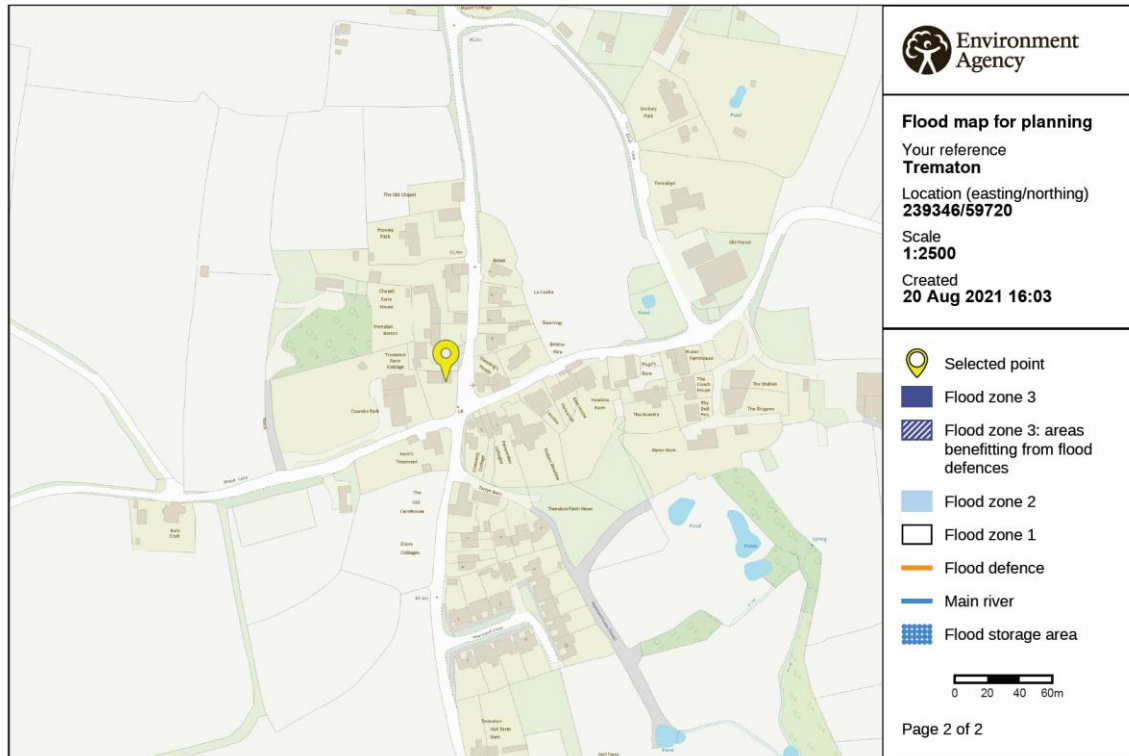
Also worth noting is that there is no room on site for a soak-away when abiding to the boundary restraints required – below is a image of site, where the green hatch is the 7m boundary required, the red hatch is 5m boundary from any built building and there is a treatment plant located in the centre of the site.



Boundary restraints

With these above points in mind, the proposed development does not overly affect drainage on site and will not increase the risk of flooding. Please find attached the flood map for planning attached at the end

END



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Flood map for planning

Your reference
Trematon

Location (easting/northing)
239346/59720

Created
20 Aug 2021 16:03

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.

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