

William Reddaway
15 Hever Road,
Edenbridge,
Kent
TN8 5DH

Sevenoaks District Council Planning
Department

Reference: 21/03938/HOUSE

9th December 2021

Dear Sir / Madam,

RE: Flood Risk Assessment for 15 Hever Road

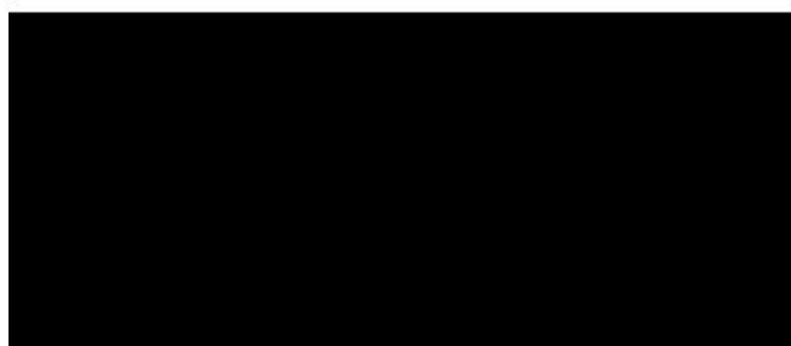
The property lies within a Flood Zone 3. Following a conversation on the 8th December 2021 with the Environment Agency, I was advised that for the size of development that we are undertaking that a full flood analysis and assessment was not necessary.

Prior to the purchase of the house, we undertook a professional flood risk assessment (to enable us to insure the home). It was established that although we are in zone 3, the risk of flooding was actually low risk owing to flood defences in place and the situation of the property.

I believe AK Studios can confirm that the floor levels would not be lowered compared to the existing situation and neither will the drainage be affected by the proposed work.

I trust this is all you require for the planning proposed.

Yours sincerely,



William Reddaway