

Proposed Dwelling
Fimra, Hutton Moor Lane, Weston-super-Mare
Flood Risk Assessment

Sequential and Exceptions Tests

The Site

The site comprises part of the garden of Fimra – a two storey, dormer chalet bungalow dwelling. There are outbuildings already located on the site

The Proposal

The proposal is to construct a two storey, two bedroom dormer chelt bungalow dwelling for part of the family in residence at Fimra.

The site falls within the settlement boundaries and J21 Enterprise Zone of Weston-super-Mare as defined in the Sites and Policies Plan Part 2.

The adjoining land has been identified as suitable for residential development.

Residential developments are classed as more vulnerable under the guidance set out by the EA and the NSC Strategic Flood Risk Assessment. As the adjoining land has already undergone a flood risk sequential test, this plot is deemed to be subject to the same constraints and, therefore, would be deemed as passing the sequential test at strategic level.

The site does not fall within an area identified as a windfall development. As it falls within the development boundaries of Weston-super-Mare it complies with Policy SA2.

The proposal falls within the unidentified small windfall sites of 1-9 dwellings.

A search for similar readily available sites, using the internet, Rightmove, Landbank, local agent's websites etc. has not identified any such plots. This site is within a residential curtilage and will be providing living accommodation for a family member.

With regard to sustainability, the site lies close to the cycle/pedestrian route across the Weston Airfield site to Haywood Village. The area has been confirmed by a Planning Inspector at appeal, as being in a sustainable position with good local amenities and public transport links.

The proposed dwelling reflects the design of the adjacent property and reflects the density of the adjacent properties. The frontage of the proposal will be a continuation of the street scene and will be an improvement on the current outbuildings in this area of the existing garden.

The use of onsite surface water soakaways will reduce any additional flood risk. The finished floor level of the dwelling will be set at a minimum of 5.85m AOD – which will be approximately 600mm above the surrounding ground level.

Construction will be utilised to ensure the development will be safe in the event of flooding. This will include solid floor construction, external walls to be masonry with water resistant coatings to a height of 60mm above finished floor level, electrical sockets located a minimum of 900mm above FFL, flood barriers/boards to all external door openings.

For the above reasons, the applicant considers that the sequential and exception tests have both been passed.