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Classification:	Project related		

Addendum to #5519 Flood Risk Assessment

This addendum should be read in conjunction with the Ambiental Flood Risk Assessment (FRA) report, which was completed for the Development Proposals, under reference number #5519.

Ambiental produced a Flood Risk Assessment in August 2020 for the Development Proposals at 4 Innage Close, Royal Leamington Spa, CV31 1BL.

The original FRA (#5519) was produced to support a planning application for the demolition of the existing residential dwelling and the construction of a new single-storey residential dwelling.

The client is now resubmitting the planning application with an amendment to the landscaping design. The latest development drawings are appended to this addendum. The main changes comprise of the following:

- A new swimming pool
- Alterations to the size of the outdoor terraced area
- Garden landscaping, including the lawn, proposed trees, and ornamental planting
- Kitchen garden

It should be noted that the built footprint of the new residential dwelling will not change as a result of these landscape amendments.

As such, Ambiental have been instructed to produce this addendum to support the resubmission of the planning application.

Given that the landscape amendments will not alter the proposed built footprint of the new residential dwelling, the overall conclusions of the previous FRA (#5519) will not change.

- The site is located in Flood Zone 3. The main source of flood risk to the site is fluvial, from the River Leam which is located approximately 155m north of the existing property.

- The existing development on site has a footprint area of 76.4sqm. The proposed development ground floor area will be 24.4sqm, this includes columns and garden store. There will also be an open riser stair. Due to its open design, the footprint is not considered to displace floodwater. The proposed development will provide a betterment compared to the existing with focus to displacement of flood water.
- Topographic levels at the site vary between approximately 50.445mAOD to 51.264mAOD. Topographic levels fall to the north toward the River Leam.
- The hydraulic modelling demonstrated that the 1 in 100-year +CC (35%) flood level for where the replacement dwelling will be constructed is 51.61mAOD. Finished Floor levels of the habitable accommodation and sleeping accommodation of the property are proposed to be set at a minimum of 52.21mAOD (600mm above the 1 in 100 +35% flood level of 51.61mAOD).

Since the previous FRA (#5519) was completed in August 2020, the national climate change guidance has been updated in July 2021. The previous FRA assessed the modelled 1 in 100-year +35% climate change allowance and compared this with the minimum topographic levels on site. The government peak river flow allowances map indicates that the proposed development site is located in the Avon Warwickshire management catchment. Government guidance indicates that the central allowance should be assessed for residential developments, up to the 2080s epoch. As such, based on the climate change allowances for the Avon Warwickshire management catchment, the 21% allowance should be used. Therefore, it is considered that the assessment undertaken in the previous FRA using the +35% is conservative.

- 1:100-year +35% CC flood level = 51.61mAOD
- Minimum topographic level on site = 50.44mAOD
- Maximum flood depth on site = 1.17m

The recommended mitigation measures and evacuation route outlined in the #5519 Flood Risk Assessment are considered to remain up-to-date and relevant to the proposed development.

Kind regards,

Sophie Isaacs

Graduate Flood Risk Consultant
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