

# FLOOD RISK ASSESSMENT

## PROPOSED DORMER BUNGALOW

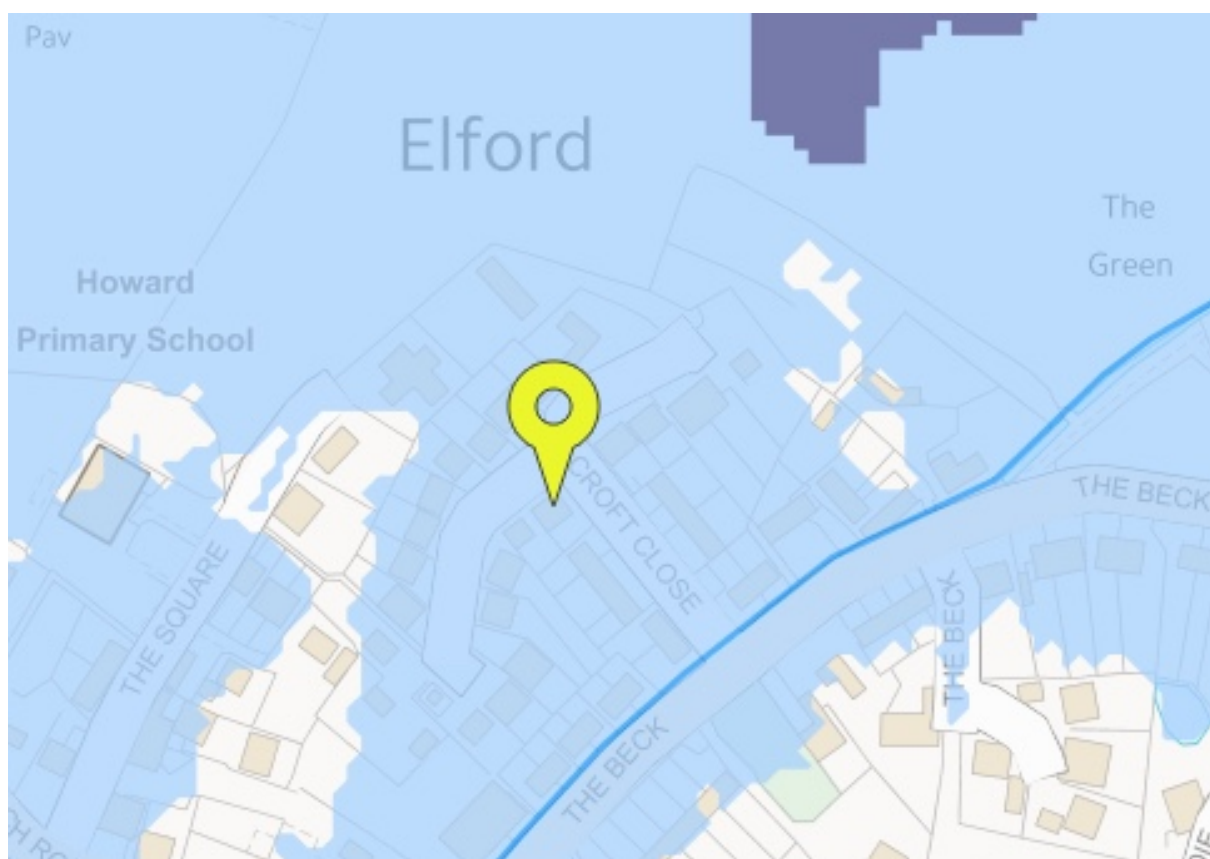
Mr & Mrs Wright

27 Croft Close

Elford

Tamworth

B79 9BU



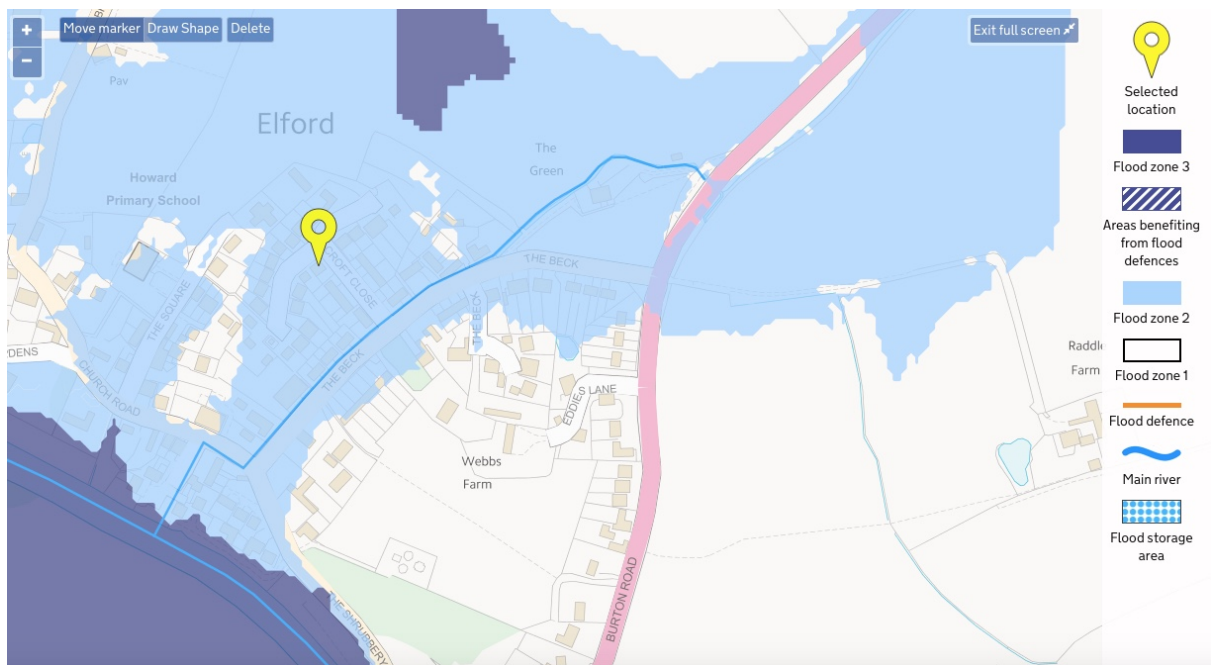
## 1. INTRODUCTION

This flood risk assessment has been produced to accompany planning application for the construction of a new dwelling on land adjacent to 27 Croft Close Elford.

It has been prepared by Mr Anthony Kerby acting as agent for Mr Wright who is the application for the development.

## 2. ENVIRONMENT AGENCY INFORMATION

The environment agency have identified the site as being in a Flood Zone 2 (low to medium risk) Please see information at the back of this document.



FLOOD ZONE PLAN

### **3. SITE INFORMATION**

- The site is within Flood Zone 2- Grid Ref SK 18957 / 10502 – As identified on Environment Agency Flood Map.
- There are no flood defences protection the site.
- Existing minimum ground level is 56 metres AOD.

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CROFT CLOSE

ELFORD

TAMWORTH

B79 9BU



## This location is in or near a flood risk area

All information, particularly the likelihood of surface water flooding, is a general indicator of an area's flood risk. As such it is not suitable for identifying whether an individual property will flood. This service uses computer models to assess an area's long term flood risk from rivers, the sea, surface water and some groundwater. It does not include flood risk from sources such as blocked drains and burst pipes.

### Be prepared: things you should do

**1**

#### Sign up for flood warnings

This service is free. You can get warnings by phone, email or text message.

**2**

#### Learn about flood planning

Know how you'll respond to a flood if:

- your home is at risk, for example how to get sandbags
- you're responsible for a school, hospital, care home

- or other community group
- you run a local business

### 3

#### **Protect your property**

Get organised now and improve your property's flood resilience.

Being at risk of flooding can affect your insurance. Check if your buildings and contents policies cover flood risk.

### 4

#### **Know what to do during a flood or get help after a flood**

- Flooding can affect transport networks and disrupt your travel plans
- Flooding can impact your gas, electricity and water supplies
- Even if flooding hasn't affected you directly, check on friends, family and the wider community

### 5

This location is in or near a flood risk area.

The flood risk from rivers or the sea is low  
[View map of river and sea flood risk](#)

The flood risk from surface water is low  
[View map of surface water flood risk](#)

[View the flood risk information for another location](#)

27 January 2019

# Detailed flood risk information for this area



## The flood risk from rivers or the sea is low

### What this means

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce, but do not completely stop the chance of flooding as they can be overtopped, or fail.

### How to use this information

You can use this information to see which areas are more likely to flood first, deepest, or most often.

This information is suitable for identifying which parts of towns or streets are at risk, or have the most risk. It's also suitable for identifying the approximate extent and depth of flooding. It's likely to be reliable for a local area but not for identifying individual properties at risk.

### Planning a development

This information is not suitable for use in land-use planning. If you're planning a development, you must use the Risk of Flooding for Land-Use Planning (Rivers and Sea) for England or Development Advisory Map for Wales. This is information based on flooding without defences.

## The flood risk from surface water is low

### What this means



Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

Surface water flood risk information is not suitable for identifying whether an individual property will flood. It gives an indication of the broad areas likely to be affected but is imprecise due to national assumptions made about rainfall, surface water run-off, topography and the stormwater drainage network.

Because of this, we report the highest risk within 20m of a specific location, such as an individual property. This means reports for neighbouring properties may show different levels of risk.

### **How to use this information**

You can use this information to see the approximate areas that would flood, and which parts would be shallower or deeper.

This information is suitable for identifying which parts of counties or towns are at risk, or have the most risk. It's also suitable for identifying the approximate extent of flooding and the shallower and deeper areas of flooding. It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

## **Additional information**

### **Lead Local Flood Authority**

Staffordshire

Created 27 January 2019

