

FLOOD RISK ASSESSMENT

To Accompany a Householder Planning Application for the single storey side extension at:

***46 THE HEDGES,
ST GEORGE,
WESTON SUPER MARE,
BS22 7BU***

Prepared for:

Mr R Tovey

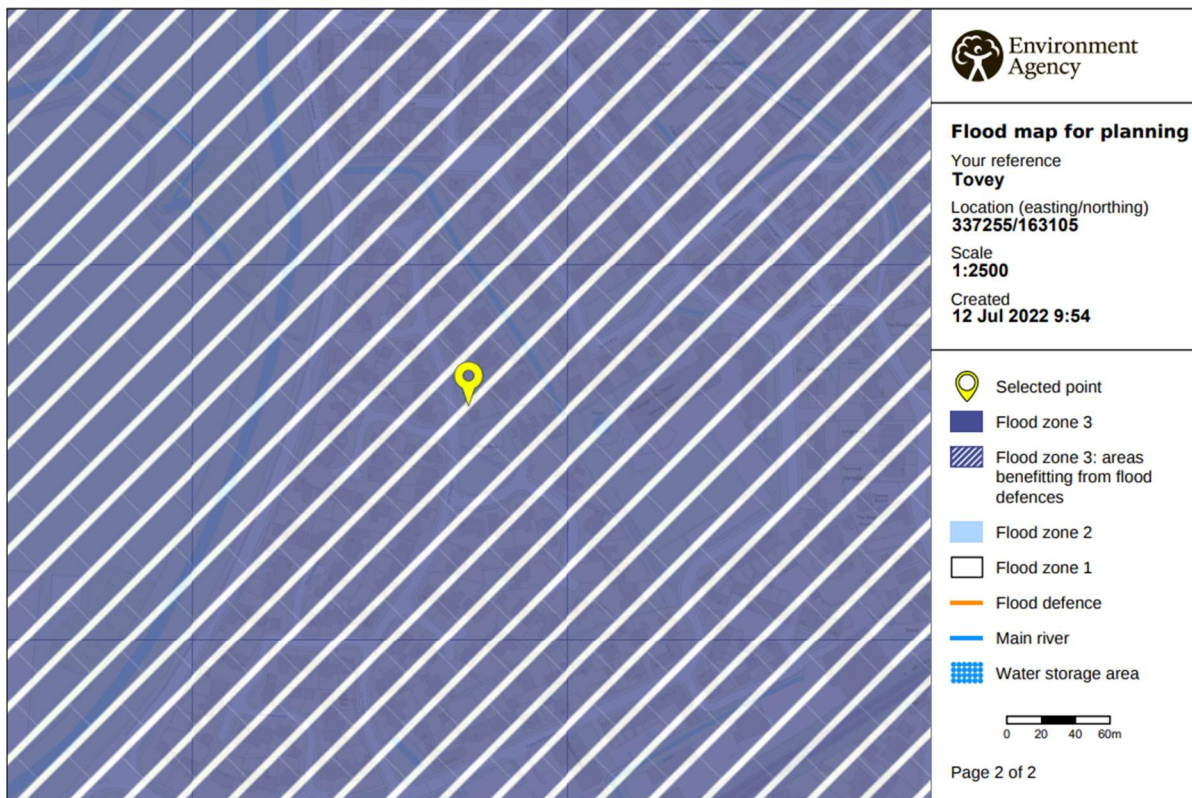
1.1 Introduction

The proposed works include a single storey side extension to the ground floor, to 46 The Hedges in St. George, Weston Super Mare.

46 The Hedges is located within flood zone 3, as identified on the Environment Agency's flood map (shown below).

1.2 Location

46 The Hedges is situated south west of Banwell River which eventually connects into Bristol Channel. Banwell River is one of the main rivers as displayed in the Environment Agency's flooding map below. The site falls under Flood Zone 3 and will benefit from flood defences. Channels (floodways) has been implemented to the north and east between the river and the site. There is a further channel (floodway) to the west of the site.



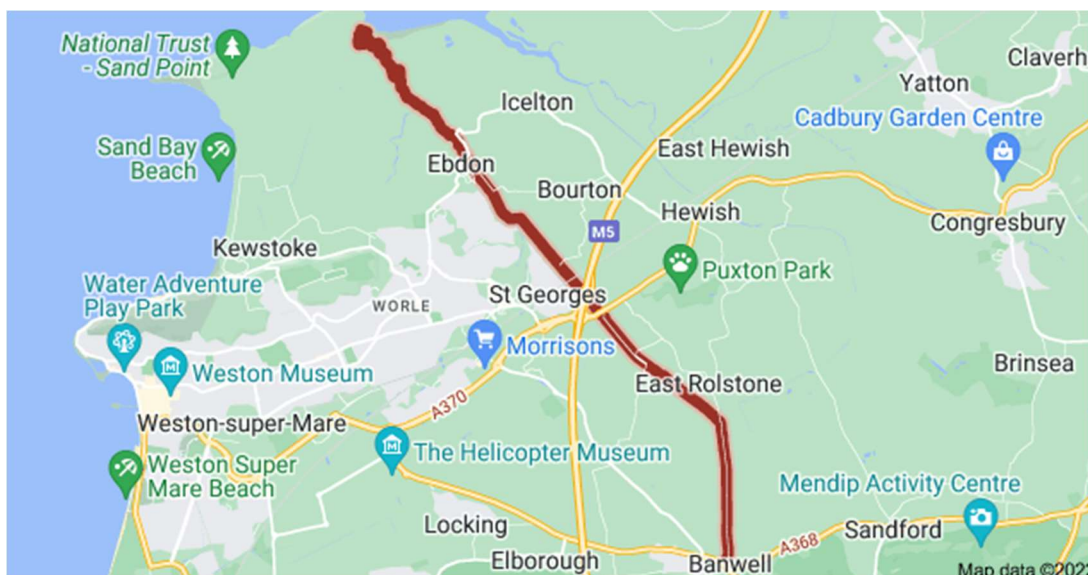
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Flooding Map at BS22 7BU. Image Sourced: <https://flood-map-for-planning.service.gov.uk/flood-zone-results?easting=337255&northing=163105&location=bs22%25207bu&fullName=%2520&recipientemail=%2520>

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Site and Ownership Boundary at 46 The Hedges. Image Sourced: <http://map.n-somerset.gov.uk/dande.html>



Map of the River Banwell. Image Sourced:

https://www.google.com/search?q=river+banwell+traced+on+map&sxsrf=ALiCzsZoHKe1OFaV_uMv_aRmPUi4OZA-gPw%3A1657616524216&ei=jDjNYsTgDIXgQa67bq4CA&ved=0ahUKEwjE1uXg_vL4AhUFZMAKHbq2DocQ4dUDCA4&uact=5&oq=river+banwell+traced+on+map&gs_lcp=Cgdnd3Mtd2l6EAMyBQghEKABOgcIIIRAKEKABOgQIIRAVSgQIQRgBSgQIRhgAUP8DWP4LYLcNaAFwAHgAgAGEAYgB8gSSAQM0LjOYAQ_CgAQHAAQE&scient=gws-wiz

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1.3 Surface Water

The following information reports the highest risk from surface water within a 20-metre radius of the property.

The proposed development is located within a **low-risk** surface water area. This means that that each year the area, has a chance of flooding between 0.1% and 1%.

Please note that this information is likely reliable for a local area but not for identifying individual properties at risk.

1.4 Rivers and Coastal Flooding

The site is at low risk from flooding by rivers or the sea. This means that each year the area has a 0.1% to 1% chance of flooding as a result of rivers or the sea. This is largely the result of the adjacent tributary river located to the north west of the site, which has therefore increased the risk of flooding within the area.

1.5 Landscaping

The landscaping at the property will remain the same. Therefore, there will not be an increase in hardstanding surfaces and so far, the proposal will not increase the existing flood risk of the area.

1.6 Flood Resilient Measures

The proposal will consider and implement the following flood risk mitigation measures to ensure that the proposal does not increase the flood risk of the area:

- Floor levels within the proposed development will be set no lower than the existing levels.
- Flood proofing of the property will be incorporated, this will include for example, raising the electrical sockets to at least 400mm above the ground floor, all electrical appliances will be above ground floor level;
- There will not be an increase in hard standing surfaces at the site.

1.7 Conclusion

As mentioned throughout this document, the proposed works will largely be confined to the side of the property, with minimal changes made to the west (front) elevation. We believe the proposal will not have an adverse impact on the existing flood risk of the area. Flood resilient

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measures have also been incorporated into the design to ensure that the proposal will not increase the flood risk of the area. Consequently, the proposal is considered as acceptable in principle, in accordance with national planning and environment agency guidance.