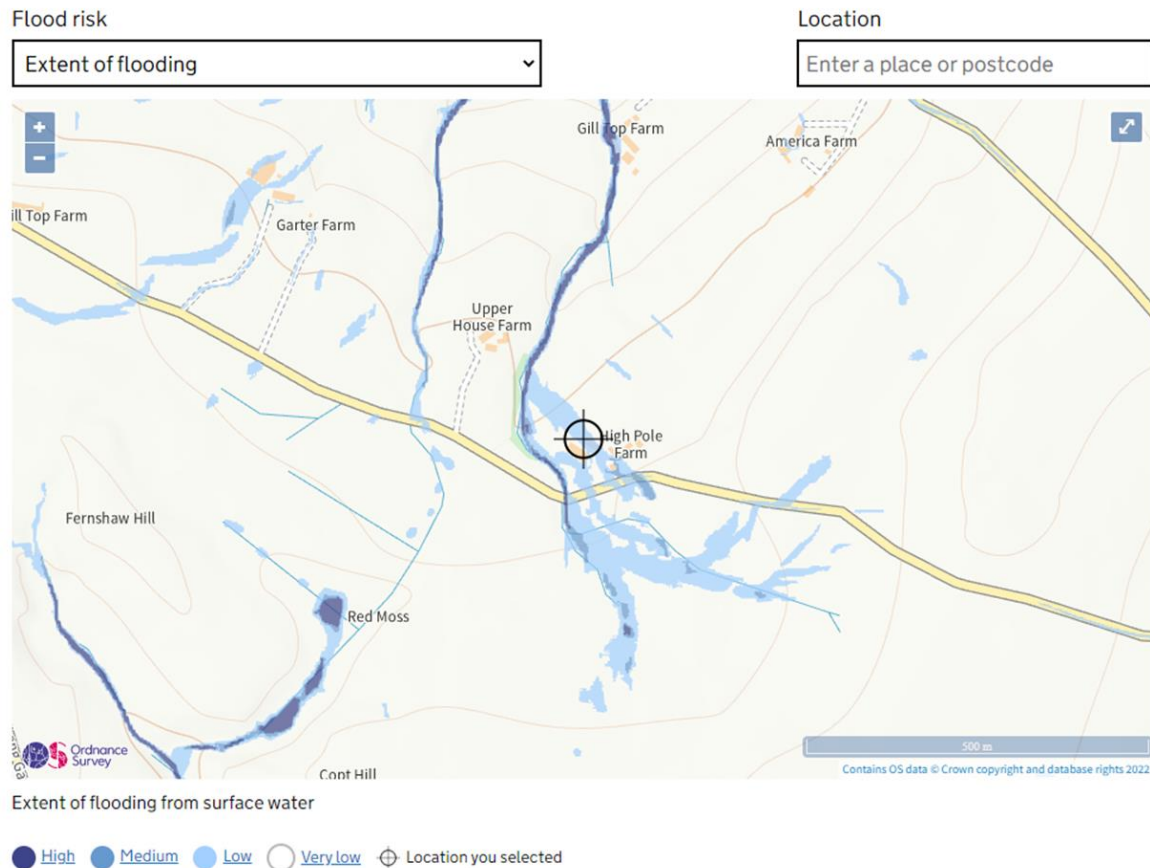


Flood Risk Assessment

The site is located within Flood Zone 1. The site is identified as containing areas at low and medium risk of surface water flooding.

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.

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. 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.



Proposed Mitigation

The proposed scheme will slow the movement of surface water through the site compared to the existing site use by:

- Reducing the areas of buildings
- Reducing the area of yard
- Tracks and parking areas to be permeable surfaces
- The introduction of gardens, including lawns and tree planting

To prevent surface water ingress into the proposed dwellings, the following measures will be used:

- All openings, such as doors to be a minimum of 250mm above external ground level
- The dwellings will include a DPC