

PLANNING APPLICATION FLOOD RISK ASSESSMENT

FOR

MS K. SUTTON

AT

HIGH TREES
POOLE LANE
STROUD
GLOUCESTERSHIRE
GL5 5LD

1231 -BDR-V1-XX-ST-A-6106

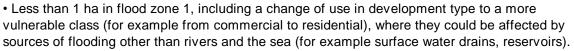


Issue Record

Rev	Date	Status	Purpose of Issue	Author	Checked
P01	26/04/2023	D5	Issued for planning approval		

A full Flood Risk Assessment is only required for developments;

- In flood zone 2 or 3, including minor development and change of use.
- More than 1ha in flood zone 1.



- In an area within flood zone 1 which has critical drainage problems, as notified by the Environment Agency.
- An assessment does not need to be done for a development that is less than 1 ha in flood zone 1 unless it could be affected by sources of flooding other than rivers and the sea, for example surface water drains.

According to the Get Flood Risk Information for Planning in England website
Flood map for planning - GOV.UK (flood-map-for-planning.service.gov.uk) the site is in

Flood Zone 1

Has an area 0.058 ha in flood zone 1

The application does not include a change of use in development type to a more vulnerable class.

The Environment Agency do not class the development site as in an area with critical drainage problems.

The site is not in an area affected by sources of flooding other than rivers and the sea.

Given the above facts the developmet does not require a full Flood Risk Assessment