

## FLOOD RISK ASSESSMENT

### PROPOSED ANNEXE, YENTIK, POOT LANE, UPCHURCH, ME9 7HL

#### THE SITE

The proposed annexe is within the residential curtilage of the property known as Yentik and will be situated to the south west of the bungalow on the current location of the garage / store building.

The accommodation is over two floors with a bedroom sited at first floor level.

The site is just within the Environment Agency flood risk zone 3 shaded area and therefore this risk assessment has been produced to highlight the measures to be taken to provide safe working levels in the event of a flood, the flood risk location map is attached, this area does benefit from flood defence measures.

#### 1. PROPOSALS AND LEVEL INFORMATION

The planning application drawing nos. TH/23/114.01 -3 indicate the proposed annexe and the relationship of the buildings and site to the nearby buildings in Poot Lane.

The floor level of the existing bungalow ground floor is 5.3m AOD and the proposed annexe will match this, the first floor bedroom accommodation will be 2.60m higher at 7.9m AOD

#### 2. FLOODING AND ENVIRONMENT AGENCY REQUIREMENTS

In accordance with The Environment Agency the revised information from the recent Strategic Flood Risk Assessment for the Swale area indicates flooding having a return period of 200 years would rise to a level of 4.80m AOD.

#### 3. SITE DETAILS AND MEASURES TO ALLEVIATE FLOOD PROBLEMS

The drawings submitted for the application indicate the proposal to construct the ground floor level to match that of the main property.

Additional safety measures will be undertaken:-

- a) The property owner should register on the flood warning scheme operated by the Environmental Agency so that they may be advised of possible flood conditions.
- b) All materials used in the construction of the building likely to come into contact with flood water shall be flood resistant, service points to be sited as high up walls as practical.
- c) The change to this site is minimal, by building on the footprint of the demolished garage it will not affect the surface water run off nor have an adverse impact on the flood risk elsewhere.



# Flood map for planning

Your reference

<Unspecified>

Location (easting/northing)








584362/168742

Scale

1:2500

Created

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-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

