

FLOOD RISK ASSESSMENT

CORNER HOUSE FARM,
SHEPPERDINE ROAD,
OLDBURY NAITE,
SOUTH GLOUCESTERSHIRE,
BS35 1RJ

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INTRODUCTION

The proposal is to erect an extension to an existing two storey detached farmhouse, with the extension in the form of a new wing, set at right angles to the existing extending across the rear of the existing parking area which faces directly onto Shepperdine Road.

Shepperdine Road is close to the Severn Estuary and lies within an area designated as Flood Zone 3 where normally there is a high probability of flooding taking place. However the site itself lies a part of Zone 3 which benefits from the protection offered by the flood defences constructed to contain the River Severn.

An extract from the flood plan map for the area issued by the Environment Agency is attached which shows the position of the application within the area protected area.

A further map is attached, issued by Getthedata.com which, using the post code for Corner House Farm which shows that the site is an area of very low risk from flooding.

The site and surrounding area will only therefore be at risk if the flood defences alongside the River Severn are overtopped.

EFFECT ON THE ENVIRONMENT

It is not considered that the proposal to extend Corner House Farm will have any direct or adverse impact on the existing flood plain or flood defences or indeed on the adjacent water courses, fields or roads.

SAFETY OF OCCUPANTS

The bedrooms in the proposed extension will be situated at first floor level and the bedroom in the existing farmhouse is similarly situated, and will offer safe refuge to the occupants of the house.

As the site is within the Environment Agency Defended Flood 3 the property owner and occupants will be registered with the Environment Agency Flood Warning System.

The generation of storms of the type likely to cause overtopping of the flood defences will be known in advance and will be forecast with increasing accuracy as the storm approaches.

A flood plan will be prepared detailed the procedure to follow should the unlikely event occur and the property need to to be evacuated where a safe exit route will be set out, which will be via The Naite to the south of the site and thence to Foss Lane and Oldbury Lane towards the higher ground towards Thornbury.

FLOOD MITIGATION MEASURES

In order to safeguard both the building and its future occupants flood proofing measures will be incorporated into the construction of the proposed extension as noted below.

Ingress of Flood Water

The finished internal ground floor level will be set approximately 200mm above the surrounding ground level and thus no flooding will take place unless the flood water exceeds that depth.

Materials

all building materials incorporated in to the construction of the extension will be of a non perishable resilient and water resistant type.

Ground Floor

The ground floor will be of concrete construction incorporating closed cell type insulation and will be set over a horizontal waterproof membrane which will lap up into the damp proof course within the outer walls. The floor finish will be of stone tiles.

Outer Walls.

The external walls will be constructed of a mixture of high density concrete block faced in part with natural stone, with an inner leaf of concrete insulation blocks and will incorporate a damp proof course set above ground level and lapped into the waterproof membrane to the floor. Any additional insulation within the walls will be of a closed cell type.

Windows, Doors Fittings Etc.

Windows and external doors will incorporate weatherproof seals around openings and internally all doors at ground floor level will be of solid timber. Kitchen fittings will be supported by plastic legs lifting the cupboard bases approximately 150mm above finished floor level

Electrical Fittings.

Electrical points and fittings will be fitted a minimum 1.000M above finished floor level, with the ring mains serving the ground floor installed at first floor level with drops to the ground floor fittings below. Where possible all service entry points will be sealed, with expanding closed cell foam inserted around pipes and cables etc.

CONCLUSIONS

It is considered unlikely that the proposed extension will have any adverse effect on its surroundings and in particular any nearby watercourses, the flood plain in general or the existing flood defences. With the flood mitigation measures and safety proposals outlined above it is considered that proposed extension will pose no greater risk of flooding than the existing farm house.

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BS35 1RJ

APPENDIX A. FLOOD MAPS



Flood map for planning

Your reference	Location (easting/northing)	Created
BS35 1RJ	362139/194057	28 Feb 2022 12:03

Your selected location is in flood zone 3 – an area with a high probability of flooding that benefits from flood defences.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

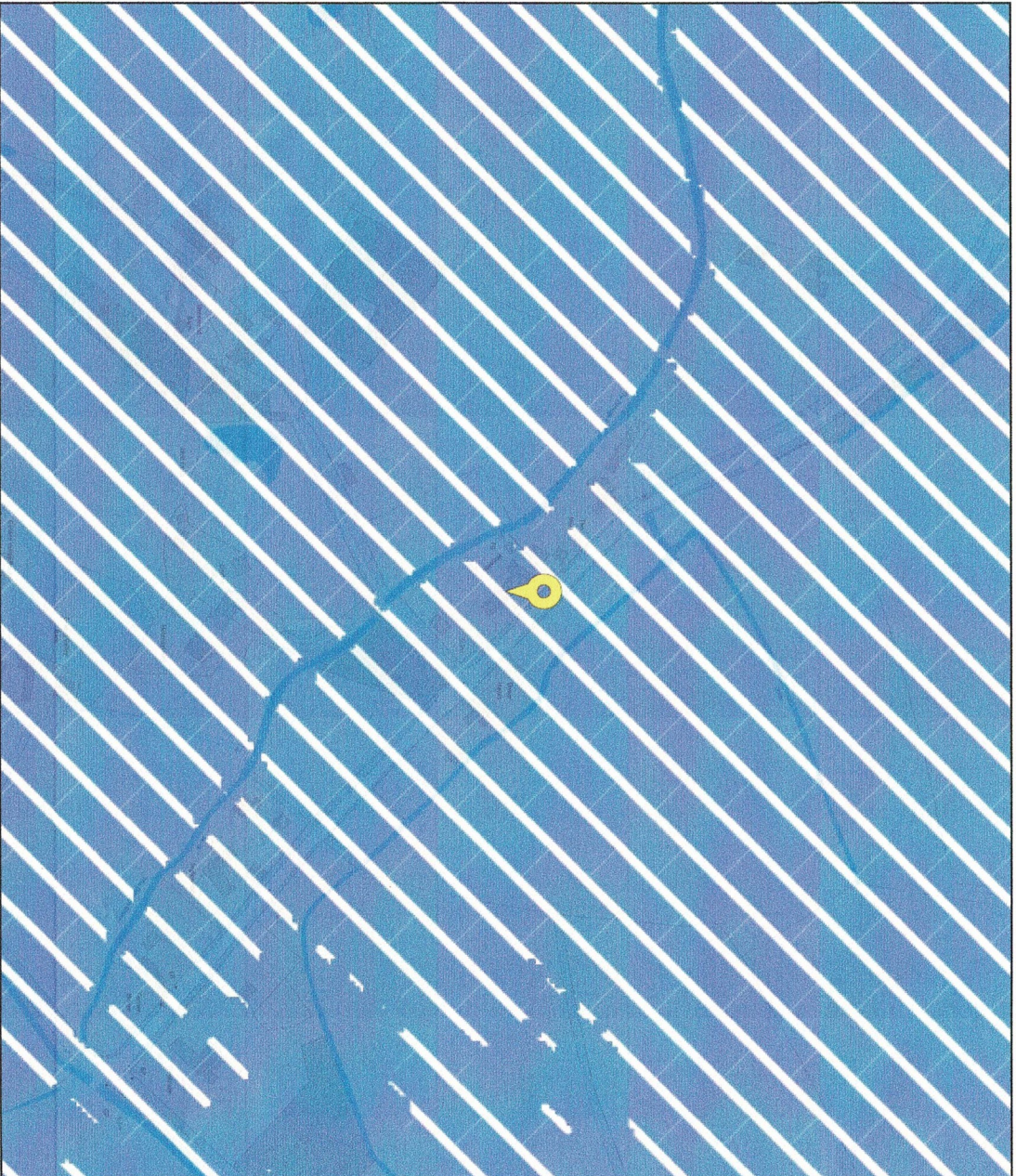
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>











Flood map for planning

Your reference
BS35 1RJ

Location (easting/northing)
362139/194057

Scale
1:2500

Created
28 Feb 2022 12:03

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

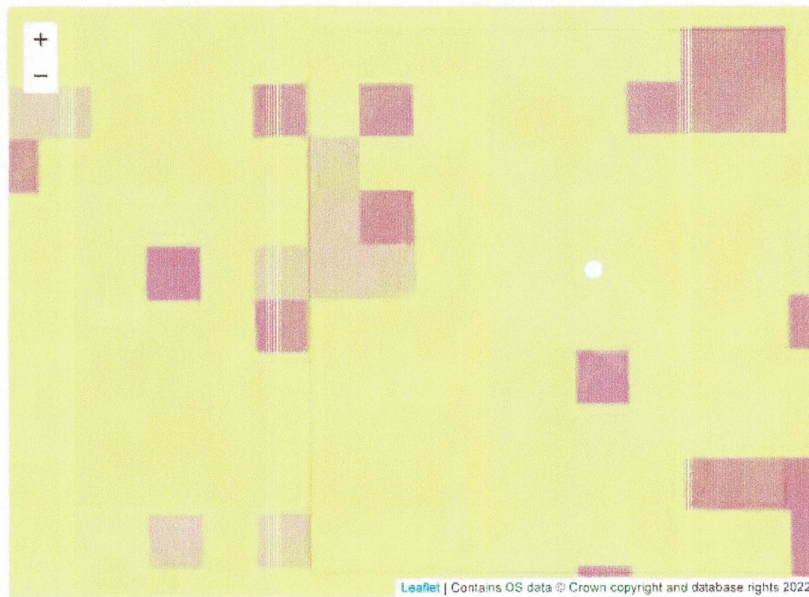




Shepperdine Flood Map

Map of Shepperdine (Bristol, Gloucestershire) postcodes and their flood risks. Each postcode is assigned a risk of high, medium, low, or very low, and then plotted on a Shepperdine flood map. In the case of Shepperdine, all postcodes are low flood risk.

Status:



IMPORTANT: We have taken a single point within a Shepperdine postcode using [Open Postcode Geo](#) and identified the flood risk area which that point falls within. There may be other points within the postcode which fall into a different area, and hence have a different risk level.

Flood maps for other places near Shepperdine

Place	Distance
https://www.getthedata.com/flood-map/shepperdine	