



FLOOD RISK ASSESMENT TO SUPPORT A FULL PLANNING APPLICATION

APPLICATION: ERECTION OF NEW DWELLING

ADDRESS: LAND ADJACENT TO 64 MIDLAND ROAD, STONEHOUSE,
GLOUCESTERSHIRE, GL10 2DH

REPORT COMPLETED BY: JW ARCHITECTURAL STUDIO

ADDRESS OF PROPERTY: 64 MIDLAND ROAD, STONEHOUSE, GL10 2DH

EASTINGS/NORTHINGS: 380026/205644

FLOOD ZONE: FLOOD ZONE 1

FLOOD RISK ASSEMENT

- 1) There are currently flood defences that protect the site that could include culverts, embankments and flood walls.
- 2) Proposed Development finished floors levels will be no lower than the existing adjacent property
- 3) No new electrical outlets will be installed.
- 4) Surface water will be dealt with by using sustainable drainage by discharging into a new soakaway at the front of the property
- 5) All new development of materials will be in accordance with flood risk guidance
- 6) Due to the nature of the proposal and flood zone, no detailed flood risk assessment will be required.
- 7) Making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level
- 8) Using flood resistant materials that have low permeability to at least 600mm above the estimated flood level.
- 9) By raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level
- 10) Making sure there is access to all spaces to enable drying and cleaning

CONCLUSION

- 1) As the site is located within flood zone 1 with a very low probability of flooding then I would deem this site suitable for development.
- 2) There has been no recorded history of flooding on the site.
- 3) Flood resistant measures (as stated above) will be put in place for any future flooding events.



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
380026/205644

Created
29 Jul 2023 12:54

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

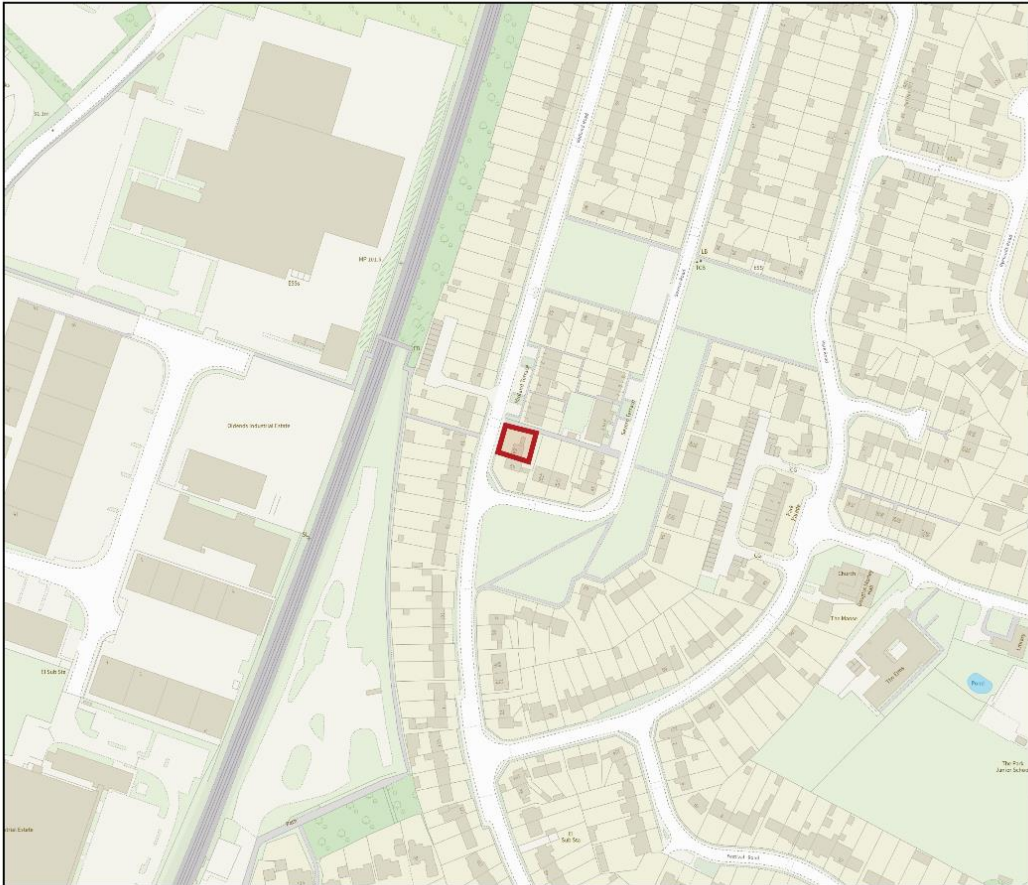
Notes

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/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
380026/205644

Scale
1:2500

Created
29 Jul 2023 12:54

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

