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Job **22 SELWOOD ROAD**

Subject **FLOOD RISK ASSESSMENT**

Date October 2023

Background This flood risk statement has been prepared to inform consideration of a planning application at 22 Selwood Road, Chessington. The application site is a semi-detached house. The works include a proposed of hip to gable roof extension with rear dormer, juliet balcony and installation of 3 nos front rooflights

Location The proposed site is located in an area, which is designated as being within Flood Zone 2 by the Environment Agency. However, when taking on to account the flood barriers and defences for this location the risk is assessed as low. There are no proposed works at ground level.

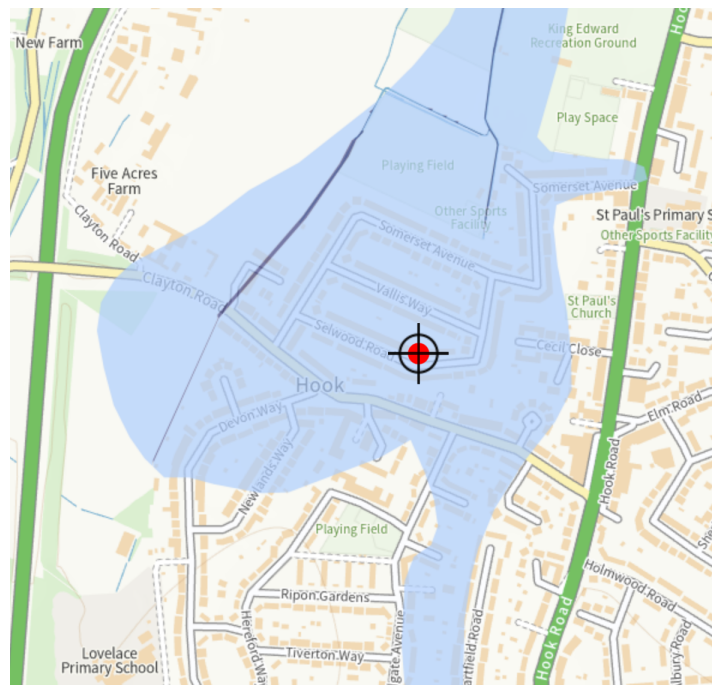


Figure 1.0 - Risk of Flooding from Surface Water Mapping (provided by Environment Agency)
Site identified by the red outline

Flood Risk

According to the Environment Agency's (EA) online Flood Map for Planning, the Site is located within Flood Zone 2. Land within Flood Zone 2 is classified as having a medium probability of tidal and fluvial flooding. The EA has no records of historic flood events affecting the site (from rivers or groundwater).

Given the size of the proposals; it can be classed as a 'minor development' with reference to footnote 22 of the National Planning Policy Framework (NPPF). This means that it is unlikely to raise significant flood risk issues.

The NPPF requires the assessment of any potential increase in flood risk to others due to an increase in surface water runoff. As the proposed development will not significantly add to the built footprint of the site, the development would not increase the rate of surface water runoff from the site and hence would not increase flood risk to others.

Summary

The development is located within Flood Zone 2, with no proposals for alterations to the ground floor. The proposed alterations can be considered a 'minor development' and will be located in an area that already has been built upon. The proposals will add 0sqm of new footprint to the building. There will therefore not be any impact on the surface water drainage network at the Site, or an increase in flood risk elsewhere.

It is therefore considered that the development meets the requirements of the NPPF and there would be no reason to restrict development on this site due to flood risk.

Flood Escape Plan

The below plan highlights a route from the property to a place of safety located in Flood Zone 1, denoted in Green.

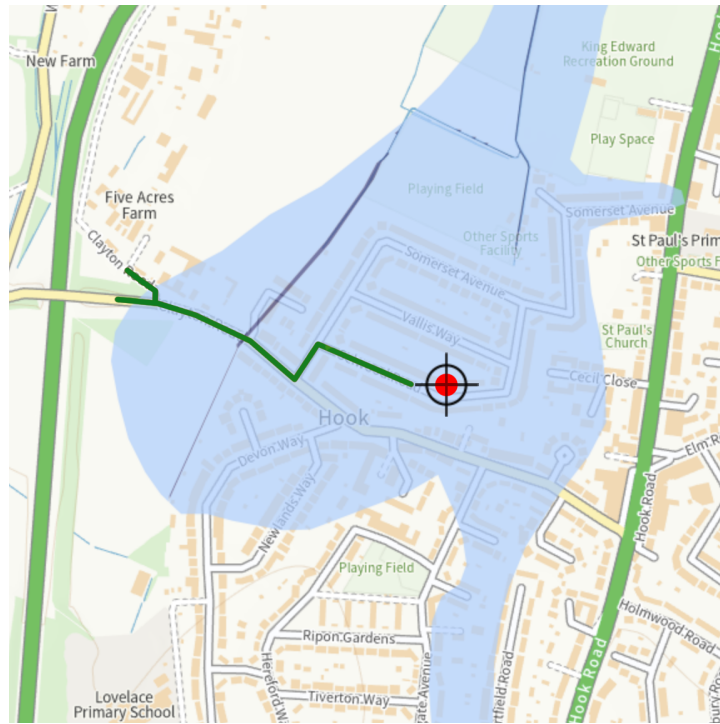


Figure 2.0 – Escape Route to Safe Zone (provided by Environment Agency) Site identified by the red outline, route by the green line.

