

FLOOD RISK ASSESSMENT FOR 9 SOUTH SQUARE



The site is located at 9 South Square, Thornton Cleveleys approx. 150mtrs from Rossall Beach Promenade and 9.5mtrs above sea level. The site under extreme weather and tidal conditions could be affected by tidal flow and possible flooding, although in the past 7 years we have lived in the property this has never occurred and we understand from the previous owners had not been experienced for at least 10 years previous. The Council being Wyre Borough in conjunction with Lancashire County Council and its contractor Balfour Beatty are in the process of installing such measures as to prevent such a scenario and (supposedly) protect the area against a 1 in 100 year storm or flooding, (assuming the authorities and its contractor have done their work correctly). This should hopefully negate any future flood risk to the area. Our intention is to install an adequate drainage system as required by Wyre Borough Council and connect to the existing surface water drains.

The only localized flooding experienced in recent years has been from the extremely poorly maintained existing drainage system for which Wyre Council in conjunction with Lancashire County are responsible

Yours sincerely

J.KENDAL



9 South Square FyS LP

Householder and other minor extensions in Flood Zones 2 and 3

This guidance is for domestic extensions; and non-domestic extensions where the additional footprint created by the development does not exceed 250 square metres. It should NOT be applied if an additional dwelling is being created.

We recommend that:

Planning Authorities

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

Applicants complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority that flood risk issues have been adequately addressed. Print the completed form to a PDF writer if submitting this form electronically.

Table with 3 columns: Applicant to choose one or other of the flood mitigation measures below, Applicant to provide the LPA with the supporting information detailed below as part of their FRA, Applicant to indicate their choice in the box below. Enter 'yes' or 'no'. Includes handwritten notes like 'YES New floor level to match existing level Drains & Tanking DPW connected to existing'.

Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater; basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'Highly Vulnerable' development and should not be permitted in flood zone 3. We are fundamentally opposed to these developments

Continued...

1 Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.