

Proposed Refurbishment of Extension Penrith, Church St, Uplyme

Flood Risk Assessment

1.1 In response to advice from the East Devon Validation Team, this FRA is provided in relation to the recently submitted planning application.

1.2 The aim of the Flood Risk Assessment (FRA) is to outline the potential for the site to be impacted by flooding, the impacts of the proposed development on flooding in the vicinity of the site, and the proposed measures which could be incorporated into the development to mitigate the identified risk. The report has been prepared in accordance with the guidance detailed in the National Planning Policy Framework July 2021 (NPPF).

1.3 Fluvial sources include rivers, streams, and ditches. Fluvial flooding occurs when a river cannot cope with the amount of water draining into it from the surrounding land. The building's boundary is identified on the map below, which is the Environment Agency's (EA) flood zone mapping showing areas at risk of flooding from rivers or sea and only a small part of the property at the rear, is classified as being in Zone 2.

1.4 The property of Penrith is outlined in red on the plan below which shows that the very small part of the existing side extension at the rear is just within Flood Zone 2.



1.5 Whist this may be the case, this part of the property is bounded solid stone walls over 2 metres high. This extends to the property at the rear which overlooks the rear yard of Penrith. Therefore, despite what is shown on the EA map as being theoretically possible, it is difficult to see how the rear yard and therefore the property could become flooded. It can be confirmed that has been never been any flooding in the past.

1.6 The extension is already present so this proposal does not represent a completely new development. In addition, the following mitigation measures will be put in place as part of the refurbishment scheme:

- The proposed floor level at the side of the property where it adjoins FZ2 will be raised to match the existing floor level in the kitchen.
- Provision will be made for flood boards to be inserted in the rear door frame.
- Electrical sockets if any are proposed at the rear part of the extension, will be raised by over 1 metre.

1.7 In conclusion, it is submitted that the probability of flooding at this property is very low. The extension that is to be refurbished is already present on the same site. Mitigation measures to address flood risk are proposed.