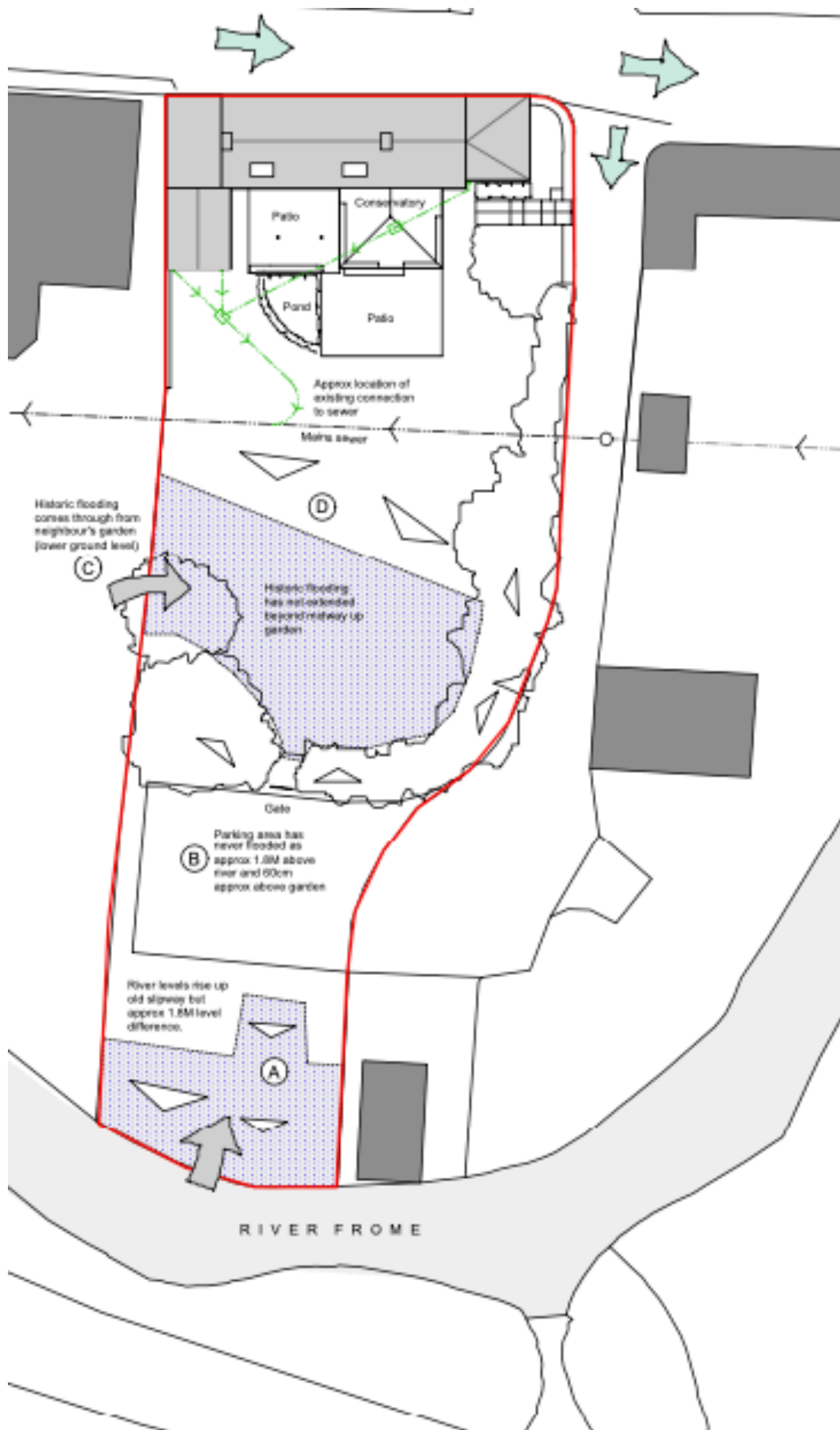
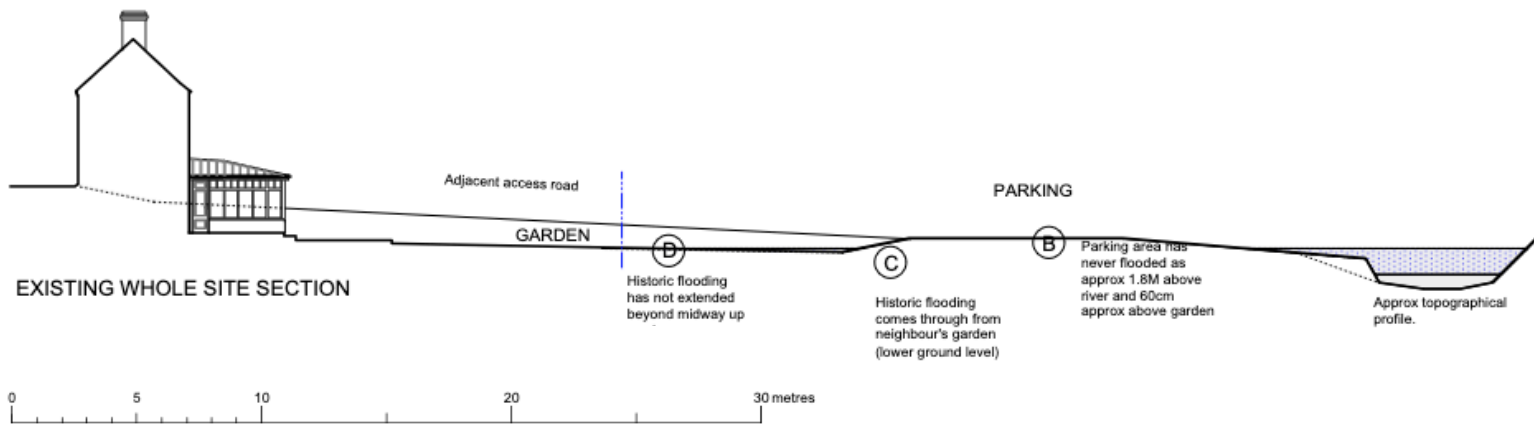


Address: Brookleigh, High St, Chalford
GL6 8DJ

Proposal: Replacement of two garden sheds

Flood risk assessment





RIVER FLOODING

- the garden slopes gently away from the property for some 24m, before banking up to the car making area. The car parking area where the proposed sheds are to be located is approx 60cm higher than the garden and approx 1.8m above the river bank.
- The parking area is considerably higher than the riverbed. There has been no flooding of the parking area since we bought the property in 2002.
- Historical flooding has entered the property at the end of the garden from the neighbouring property, which has lower garden level by the review and since 2002 it has never extended further than halfway up the garden.

SURFACE WATER

- High St runs downhill past the property, so surface run-off is not inclined to run into the property at the front.
- there is a pronounced kerb at the junction between High St and the private access road which directs run-off down the main road.
- should surface run-off bridge the kerb the private shared access road slopes down towards the river and although not tarmac'd there is a pronounced profile such that any run-off would be directed in to the centre of the lane, and would continue southwards into the river.
- there has been no historic surface run-off flooding.

PROPOSAL

- The proposed sheds are at the same level as existing sheds. An additional footing would provide extra clearance in the event of future flooding being considerably more severe than historical events.