

Flood Risk Assessment

**For Proposed Replacement Dwelling at
Meadow View
Sherfield Road
Bramley
RG26 5AG.**

November 2023

General.

The site is at present occupied by a small 1950,s bungalow situated on the south side of Sherfield Road, Adjacent to Marguarite Close. The site is slightly higher than the existing public highway and is virtually level.

Flood Risk. The possibility of the site flooding was checked on HM Governments Flood Risk Website and was found to be situated in a very low risk area, a copy of the print out is contained within this assessment.

Preventative Measures. Whilst in planning terms there is no statutory requirement for a flood risk assessment, the following measures will be adopted on site to ensure that there is not a risk of causing additional flooding within the vicinity of the site.

Driveway and parking surfacing. This will be gravel on a stone/ hardcore sub-base on a permeable geotextile membrane which will allow free drainage into the subsoil.

Paved footpaths and patio's. These will be paving slabs which will be laid to gentle falls which will direct the run off surface water towards proposed lawn areas and soft landscaping areas.

Roof Drainage. This will be piped to crate type soakaways, which will have carefully designed capacities to be calculated following porosity tests on the sub soil. We have shown an estimated position (rear garden) on the General Layout drawing.



Extent of flooding from surface water

High
 Medium
 Low
 Very low
 Location you selected