



Flood Risk Assessment for a minor extension (household extensions or non-domestic extensions less than 250 square metres) in flood zone 2 or 3

Site Address:	20 Hatherden Lane, Hatherden, Hampshire SP11 0HS
A Description of Your Development:	Demolition of existing extension. Erection of two-storey side extension.
An assessment of the flood risk for your development (consider all sources of flooding not just rivers and the sea and include an allowance for climate change):	<p>The Environment Agency Flood Map for Planning (Sea or Rivers) below identifies the dwellinghouse '20 Hatherden Lane' is located within Flood Zone 2 – see below extract.</p> 

	<p>In respect of Surface Water Flooding, the site is located within an area of ‘Medium’ flooding – see below extract.</p>  <p>The site is not in an area at risk from Groundwater Flooding.</p>
<p>The estimated flood level for your development, ie the 1 in 100 year river flood level or the 1 in 200 year tidal flood level</p>	<p>The proposed development does not propose to change the existing ground floor level of the existing dwelling on site. The proposed two-storey extension will be located upon the footprint of the existing extension (proposed for removal), and the proposed ground floor level will be constructed to match the existing dwelling.</p> <p>The development proposal would meet the first of the two Flood Risk Minor Extensions Standing Advice (https://www.gov.uk/flood-risk-assessment-standing-advice#minor-extensions-standing-advice) criteria in that the “Floor levels within the proposed development will be set no lower than existing floor levels or 300mm above estimated flood level”.</p>
<p>Details of your flood resilience and resistance plans</p>	<p>The Applicants would consider the use of flood resilient construction techniques as part of the design process in accordance with EA standing guidance, and the NPPF. Recommendations are based on the Communities and Local Government publication ‘Improving the Flood Performance of New Buildings’.</p> <p>A Concrete ground-supported floor with a slab at least 100mm thickness should be used and the ground floor should be appropriately sealed to ensure that potential groundwater ingress is prevented.</p> <p>A number of mitigation measures to be used are as follows:</p> <ul style="list-style-type: none"> • A waterproof render will be applied to the internal faces of the

	<p>proposed external walls at a height of 600mm;</p> <ul style="list-style-type: none"> • All joints/gaps between walls and door frames will be sealed; • All service pipes entering the building will be sealed with waterproof materials; and • Non-return valves will be installed in all plumbing. <p>It is noted that the occupants of the property should subscribe to the Environment Agency “Flood Warning System (https://flood-warning-information.service.gov.uk/warnings) if they are not already, as this will provide them with an advanced warning of general flooding relevant to the adjacent watercourse and within the area.</p> <p>Mitigation</p> <p>This application proposed no changes to the existing ground floor level.</p> <p>The development proposal would meet the first of the two Flood Risk Standing Advice Sheet 009 (FRSA009) criteria in that the <i>“Floor levels within the proposed development will be set no lower than existing levels”</i>.</p> <p>The Applicants would however consider the use of flood resilient construction techniques as part of the design process in accordance with EA standing guidance, and the NPPF. Recommendations are based on the Communities and Local Government publication “Improving the Flood Performance of New Buildings”.</p> <p>A Concrete ground-supported floor with a slab at least 100mm thickness should be used and the ground floor should be appropriately sealed to ensure that potential groundwater ingress is prevented.</p> <p>A number of mitigation measures to be used are as follows:</p> <ul style="list-style-type: none"> • A waterproof render will be applied to the internal faces of the proposed external walls at a height of 600mm; • All joints/gaps between walls and door frames will be sealed; • All service pipes entering the building will be sealed with waterproof materials; and • Non-return valves will be installed in all plumbing. <p>It is noted that the occupants of the property should subscribe to the Environment Agency Flood Warning System if they are not already, as this will provide them with an advanced warning of general flooding relevant to the adjacent River Thames.</p>
<p>Any supporting plans and drawings</p>	<p>Please refer to submitted Covering Letter.</p>
<p>Any information the relevant standing advice tells you to include</p>	<p>All relevant matters are covered in the above sections.</p>