

Flood Risk Assessment

The application at hand related to the retrospective application for the demolition of existing outbuilding and erection of outbuilding containing garage at ground floor with storage space in the roofspace at Park Barn Farm, Wisley Common, Woking, GU23 6DS.

The application site is located within Flood Zone 2/3, as identified within **Figure 1** taken from the Environment Agency's Flood Map for Planning.

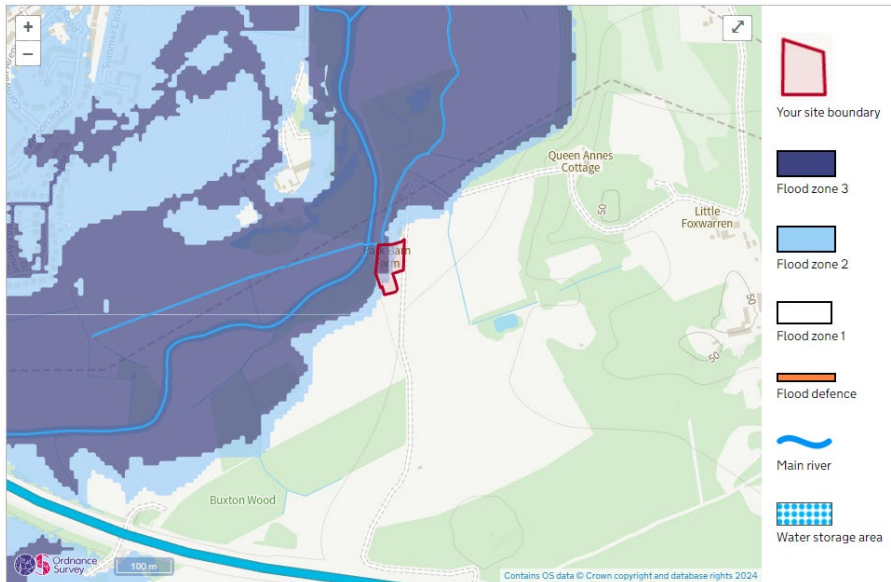


Figure 1

Whilst the Flood Zones do encroach upon red line boundary for the application site, it is clear from **Figure 2** that the siting of the outbuilding is within Flood Zone 1. It is therefore considered that the proposal would not be subject to an increased consideration for fluvial Flood Risk.

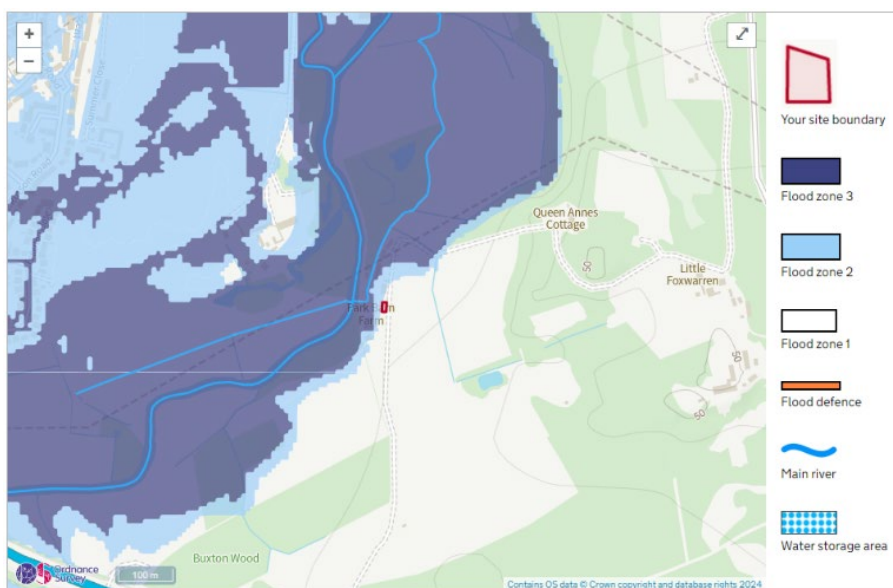


Figure 2

It is also displayed within **Figure 3**, that there is no surface water flood risk within the application site, and within **Figure 4**, that the location of the outbuilding lies outside of an area at risk from flooding from reservoirs.

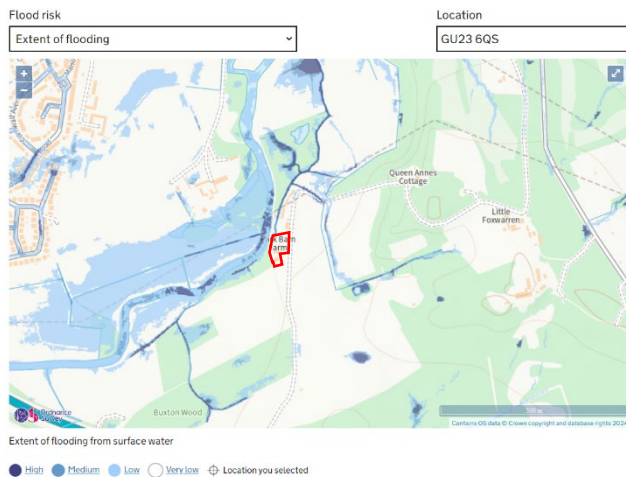


Figure 3

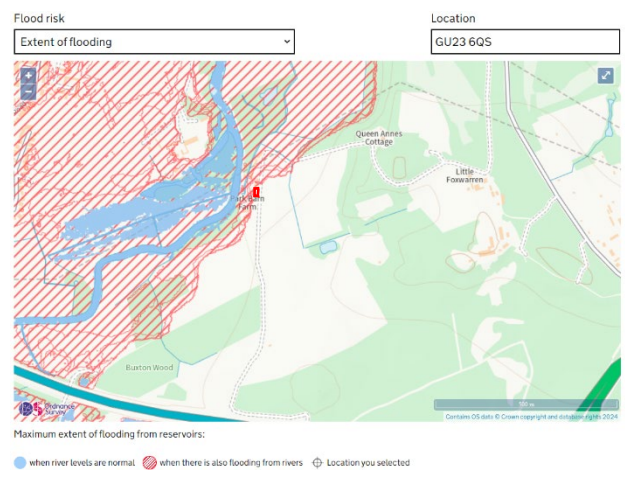


Figure 4

Notwithstanding the points raised above, the development relates to an ancillary outbuilding that would comprise of garage and storage space. This use would not offer accommodation to be lived in and as such would not be subject to heightened vulnerability.

It is also important to understand the cumulative material impact, for example, through the overall expansion in built form. In this regard the building is 'replacement' in nature, and utilises much of the same footprint as that which stood previous. As such, the resultant risk caused through the slight increase in built form would be minimal.

Overall, it is clear that whilst parts of the 'application site' lie within Flood Zone 2 & 3, the exact location of the outbuilding is location within Flood Zone 1, and thus warrants the least consideration in this regard. The garage and storage use would not be of heightened concern through 'vulnerability', and that therefore the overall flood risk is considered minimal. The proposal also relates to a near identical form of development to that existing ('pre-existing' in this case), and thus, the increase in built form / hardstanding is minimal and not significant to warrant concern for increased run-off and overall flood risk.