

**PLANNING APPLICATION FOR
LAND NEXT TO LYNDHURST COTTAGE, HANHAM MILLS, HANHAM, BS15 3NU**

FLOOD RISK ASSESSMENT.

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The above property as defined on the Environment Agency Flood Map falls within Flood Zone 3

Land having a 1 in 100 or greater annual probability of river flooding; or
Land having a 1 in 200 or greater annual probability of sea flooding.

Under Planning Policy Statement 25 Flood Risk Vulnerability and Flood Zone Compatibility – it shows that Household development is permissible and that certain flood barriers may be requested.

Evaluation

The site in question is within Flood Zone 3 however, only the first 1 metre of the front of the site. The rest of the site which includes the area for the proposed dwelling is within Flood Zone 2.

The proposal is to create a double storey 3 x Bed Detached Dwelling. Due to the raised ground level it is highly unlikely of any possible flood waters rising to the house level, however, Flood Barriers can be added to all door openings at the request of Planning Dept, however, no other houses at this raised level within this area have been requested to add flood barriers.

The finished floor level will also be 150mm above raised ground level.

All additional surface water will be connected to a soakaway unless an alternative solution is recommended by the correct authorities.

We also plan to use traditional trench fill foundations, unless an alternative solution is recommended by the correct authorities.

Mitigation

1. The property will have a solid floor construction.
2. All service entry points will be sealed to prevent water ingress.

3. All doors and windows will be manufactured using man made materials and will be sealed to adjacent walls on installation to prevent water ingress.
4. The mortar pointing of brickwork walls will be undertaken and completed to approved standards.
5. Electrical services will be installed with all service points a minimum of 900mm above the finish floor level.
6. The applicant is aware & accepts the potential risk of flooding.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
364742/170086

Created
7 Oct 2023 18:16

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
364742/170086

Scale
1:2500

Created
7 Oct 2023 18:16

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

