



WOODSTOCK DESIGN LTD

Flood risk assessment for 4 Woodlands Grove, Coulsdon CR5 3AJ

The site

This flood risk assessment is provided in support of a planning application for Miss Mills and Mr Baddock, at the above address, for a single storey rear and side extension.

Flood risk

The site is located within a Flood Zone 1 (details taken from the Environment Agency's flood map for planning) therefore floor risk from surface water is 'low' and flood risk from rivers, the sea or reservoirs is 'very low' so is not a concern in this regard.



Flood map for planning

Your reference	Location (easting/northing)	Created
No.4 CR5 3AJ	528788/159080	11 Jul 2023 15:06

Your selected location is in flood zone 1, an area with a low probability of flooding.



Surface water – drainage strategy

Surface water from the existing site currently discharges to public sewer. The risk from surface water flooding is low risk (please see surface water map over leaf). Any flooding from surface water will be able to be drained away via the existing soak away. Therefore, it is deemed that the impact on surface water drainage would not be a concern for this property.

However, consideration will be given to the use of rainwater harvesting where appropriate in order to further reduce on site attenuation requirements.

Foul drainage strategy

Foul sewage is currently discharged to the public sewer and this will continue to be the case.

Summary

As this development is a minor one and within a Flood Zone 1, the application of an Exception Test is not necessary. The proposed development would not increase flood risk on site, its occupants or the surrounding existing properties.