

G. Nicastro LL.B.

60 Southbury Road Enfield Middx EN1

1YB.



**RE: Studios 1A, 2A, 3A and Flat 4 at
10-12 Lind Road Sutton SM1 4PJ
("the Property")**

Flood Risk Assessment

Proposal: **The retention of four self contained flats at the Property**

Applicant: **KPD Properties Ltd**

Introduction:

The purpose of this assessment is to demonstrate that the proposed development poses no additional flood risk arises and so complies with relevant policies and regulations.

1. Site Description:

Location: 10-12 Lind Road Sutton SM1 4PJ

Area: 0.02 ha

Previous Planning Permission: DM2018/01616

Flood Risk Zone: The site falls within Flood Risk Area 1 as per the Flood Map for Planning provided by the Environment Agency and attached hereto.

No critical drainage problems have been notified by the Environment Agency

2. Description of Proposed Development:

The application is for the retention of four self contained flats at the Property.

The proposed development involves no additional building operations beyond those permitted under the previous planning permission bearing reference DM2018/01616.

3. Flood Risk Assessment:

It is confirmed that the proposed development is below 1 hectare in size and is not located in an area with notified critical drainage problems.

Surface water and soil impacts have already been dealt with in response to the approved permission DM2018/01616

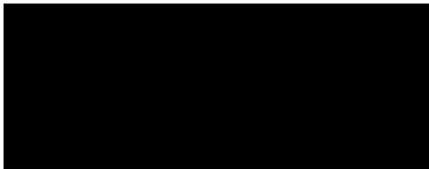
No further mitigation measures are proposed in the light of the building having been approved under DM2018/01616 and that there is no increase in the foot print of the building by this application.

4. Compliance with Policies and Regulations:

- ***It is confirmed that the proposed development complies with relevant policies and regulations related to flood risk, including the National Planning Policy Framework (NPPF) and the London Borough of Sutton's Local Plan.***
- ***The results of a search of the Government Website accompanies this writing to confirm that the property lies within Zone 1 and that the long term flood risk map also shows the property to fall within an area of "low risk". Accordingly an FRA is not necessary***

5. Conclusion:

In conclusion, the proposed development poses no additional flood risk and complies with all relevant policies and regulations. We believe that the information provided in this Flood Risk Assessment statement demonstrates the suitability of the proposed development for the Property.



Signed.....

Dated..05-03-24.....

Agent for the Applicant

Attached:

- 1) Govt Flood Map for planning
- 2) Long Term Low Risk Map