

FLOOD RISK

Address: Seathwaite, Church Street, Higham, ME3 7LP
Flood Risk Assessment for Small Front Extension Project

Introduction:

This Flood Risk Assessment (FRA) report has been prepared in response to the requirements of the local planning authority regarding the proposed extension and internal remodelling project located at Church Street, Higham, within the Gravesham Borough. The purpose of this assessment is to evaluate the potential flood risks associated with the development, particularly considering its location within Flood Risk Zone 3.

Project Overview:

The proposed project involves the construction of a small front extension to an existing detached property located in a flood risk area. The primary objective is to enlarge the front living room, along with internal remodelling. The extension also aims to enhance the aesthetic appeal of the property while ensuring that flood risk mitigation measures are incorporated.

Site Overview:

The site is situated in Church Street, Higham, within the Gravesham Borough. It occupies an area of 382m² and is currently developed with two storey detached home. The site is located within Flood Risk Zone 3 as designated by the Environment Agency, indicating a high probability of flooding from rivers or sea. The site has already been analysed in the accompanying planning statements.

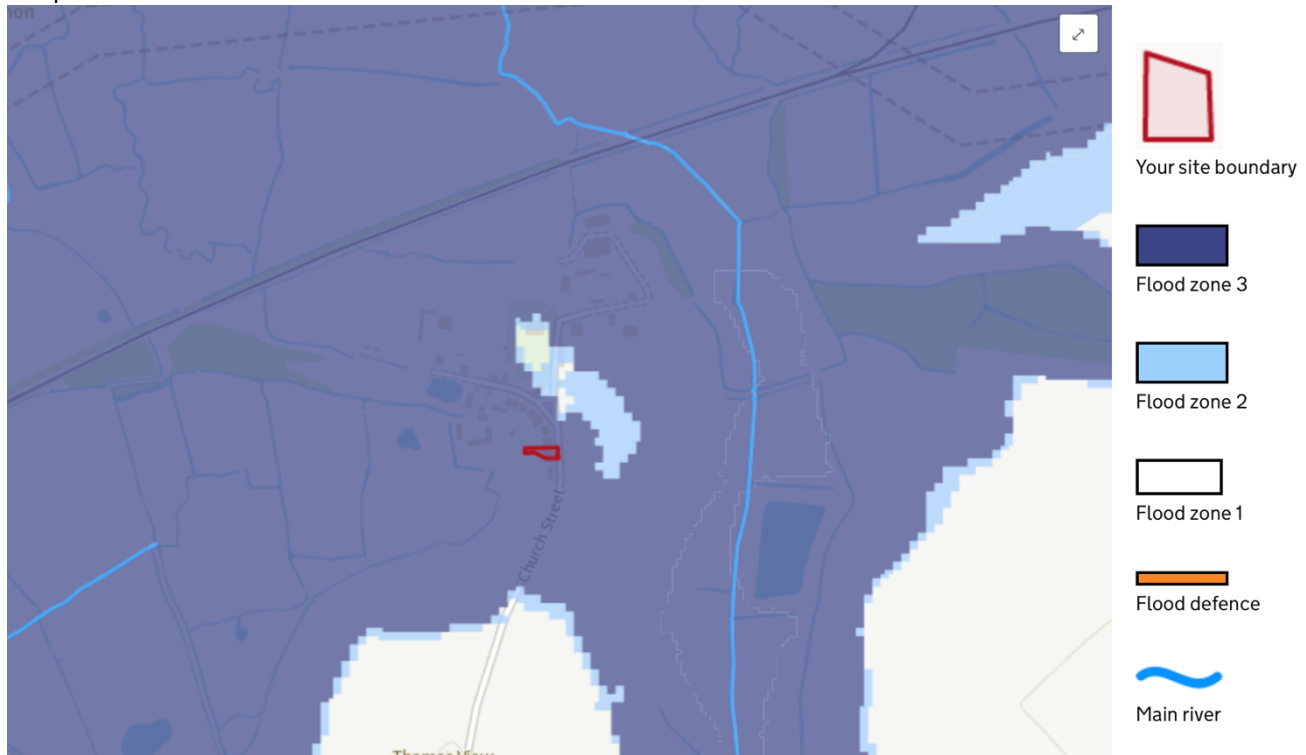
The house is raised compared to the ground level, with the house accessed via a couple of steps to the front and rear, with a ground floor level of 320mm compared to the ground level. The site is located within Flood Zone 3 and therefore an FRA is required in accordance with the NPPF.

Planning Policy:

The NPPF which includes UK Government policy on development and flood risk states that flood risk should not be increased elsewhere when determining planning applications, under paras 159, 167 and 168.

Paragraph 051 of the Flood Risk and Coastal Change Planning Practice Guidance outlines minor development, including householder development. As such, the proposal would be considered minor development under PPG.

Map:



Flood Risk Classification:

According to the Flood Risk Assessment conducted by the Environment Agency, the site falls within Flood Risk Zone 3, which signifies a high probability of flooding from rivers or sea. This classification indicates that the site is subject to a significant risk of inundation during flood events. This classification is crucial in determining the appropriate flood resilience measures necessary for the proposed development.

Project Impact on Flood Risk:

The small front extension project is designed in such a way that it maintains the majority of existing footprint of the property, with a very small increase of the footprint on the ground floor. The ground floor is dedicated solely to liveable spaces, and not sleeping spaces. This ensures that the overall flood risk remains consistent with the existing conditions.

Furthermore, the small extension will be positioned on existing hardstanding and will therefore have no impact on further flooding elsewhere.

Mitigation Measures:

Given the site's classification within Flood Risk Zone 3, it is imperative to implement appropriate flood mitigation measures to minimise potential risks to the proposed development and surrounding areas. The following measures are recommended:

Floor Level: Elevation of habitable floor levels, in accordance with relevant flood risk guidance and standards. In accordance with the EA's standing advice for minor extensions, FFLs are to be set no lower than those of the existing lower ground floor.

The ground floor level is retained, in accordance with local flood risk guidance from the original development.

Flood resilient construction materials: Incorporation of flood-resilient construction materials and design features to minimise potential flood damage and facilitate rapid recovery in the event of a flood.

Construction materials for the extension are carefully selected to resist damage from potential floodwaters, minimising the need for repairs and replacements in the event of a flood.

SuDs: Implementation of sustainable drainage systems (SuDS) to manage surface water runoff and reduce the risk of local flooding.

Weather warnings: As a further precaution and risk reduction, the owner should sign up to receive Met Office Severe Weather Warnings. It's also possible to stay up to date with the met office app.

Increase to flood risk elsewhere:

Paragraph 051 of the flood risk and coastal change planning practice guidance (PPG) states that minor developments are unlikely to raise significant flood issues unless they have an adverse effect on the watercourse, impede access to the flood defence or where there's significant effect on local flood storage capacity.

As such, the proposed extension in isolation should have a negligible impact on flood risk elsewhere.

Conclusion:

The FRA has been undertaken with reference to the requirements of NPPF and Planning Practice Guidance for a small front extension. It has been written to support a planning application.

Based on this assessment, the proposed development is considered to be at a high risk of flooding, which has given the sites location within Flood Zone 3. However, by implementing appropriate flood mitigation measures as outlined in this Flood Risk Assessment report, the potential risks associated with the development can be effectively managed to ensure the safety and resilience of the proposed development and surrounding areas.

The proposed development is considered to be a minor extension given that the proposal is for a household extension with a floor space of no more than 250 square meters. As such, FFLs are to be set no lower than those of the existing lower ground floor in accordance with the EA's standing advice for minor extensions.

Given that the proposal is considered to be a minor development, existing access/egress arrangements are to remain in place. In accordance with paragraph 051 of the NPPF, minor developments should have a negligible impact on flood risk elsewhere.

This report is intended to serve as a comprehensive assessment of flood risk factors associated with the proposed development and should be used to inform decision-making processes regarding planning approval and flood risk management measures.

Please feel free to contact us should you require any further information or clarification regarding this assessment.

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