



FLOOD RISK ASSESSMENT for

A HOUSEHOLDER PLANNING APPLICATION at

207 NINE MILE RIDE

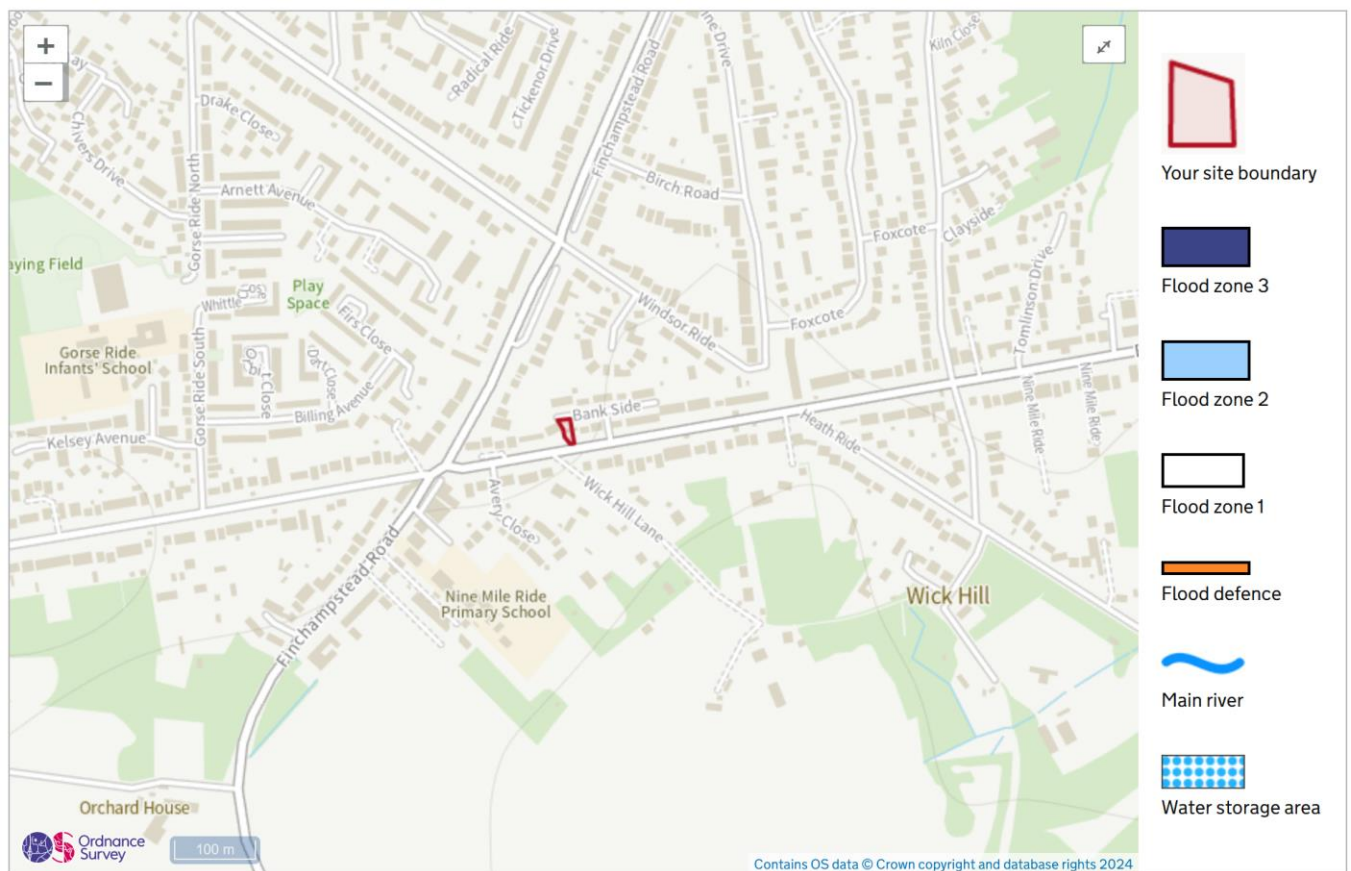
FINCHAMPSTEAD

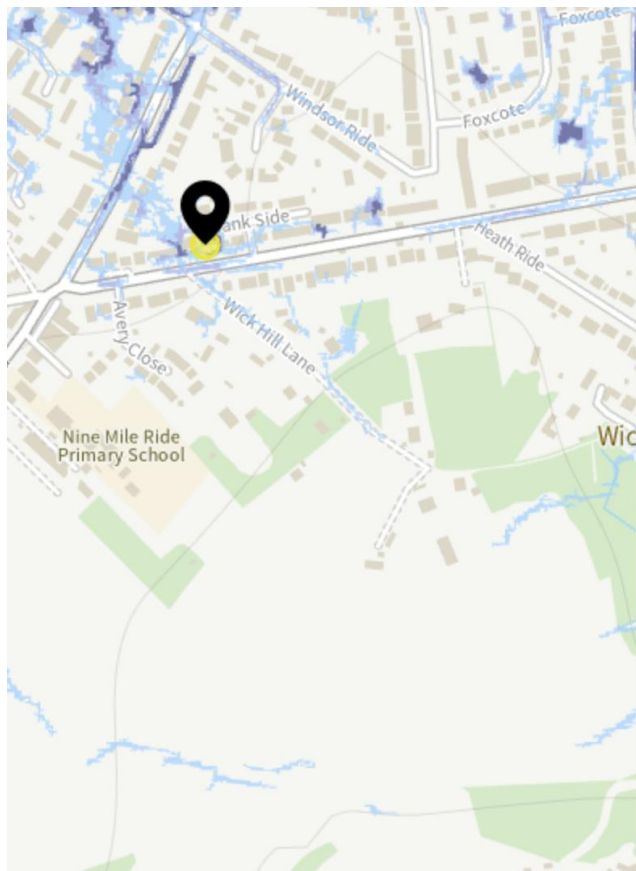
RG40 3QA

Flood Risk Assessment

It is mentioned in the National Planning Policy Framework, applications for minor development and change of use should not be subject to sequential or exception tests but should still meet the requirements for site specific flood risk assessments.

Maps of RG40 3QA





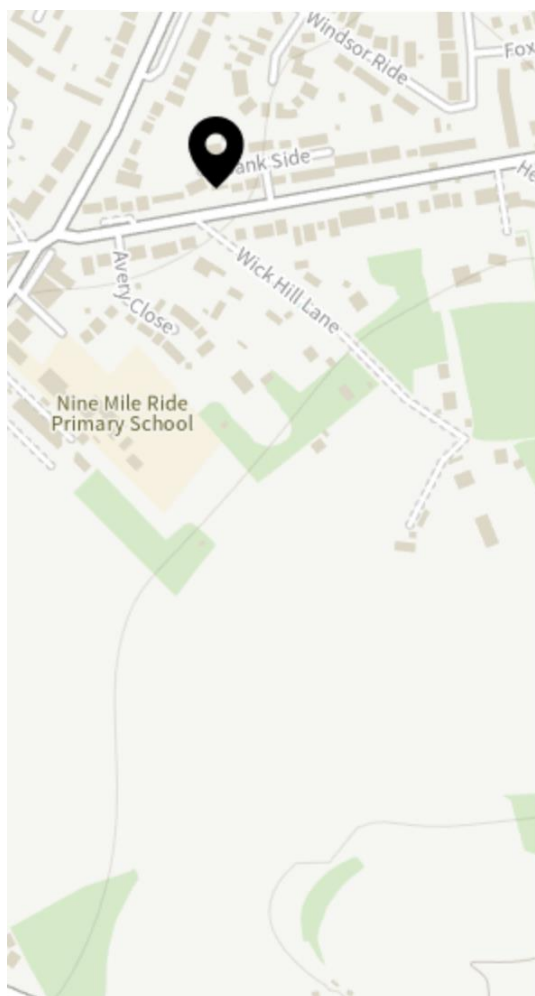
Surface water

- ☒ Extent
 - High
More than 3.3% chance each year
 - Medium
Between 1% and 3.3% chance each year
 - Low
Between 0.1% and 1% chance each year

- ☐ Depth

Map details

- ☒ Show flooding
- ☒ Selected address
- 15m boundary



Rivers and the sea

- ☒ Extent
 - High
More than 3.3% chance each year
 - Medium
Between 1% and 3.3% chance each year
 - Low
Between 0.1% and 1% chance each year
 - Very low
Less than 0.1% chance each year

Map details

- ☒ Show flooding
- ☒ Selected address

The first map shows that the site is located within flood zone 1. The second map shows that the area is at risk of surface water flooding, and the third map shows that there is a very low risk of flooding from rivers and the sea.

Proposal

The proposal is for a single storey rear extension.

Mitigating Measures

The proposed work will not increase the risk of flooding on site.

The floor level of the extension will be the same height as existing floor levels.

Mitigating measures include ensuring that the structure is water resistant. Flood resilient materials will be used. Flood proofing measures on site include ensuring that fenestrations, crack and joints are repaired and sealed appropriately. The sealing will be extended to any external piping that enters the property to ensure that water is not able to easily enter.

Conclusion

The application site at 207 Nine Mile Road, Finchampstead, RG40 3QA is located within flood zone 1 and is at some risk of surface water flooding but at very low risk of flooding from rivers and the sea. The proposal will not increase the risk of flooding on and around the site.