

# FLOOD RISK ASSESSMENT

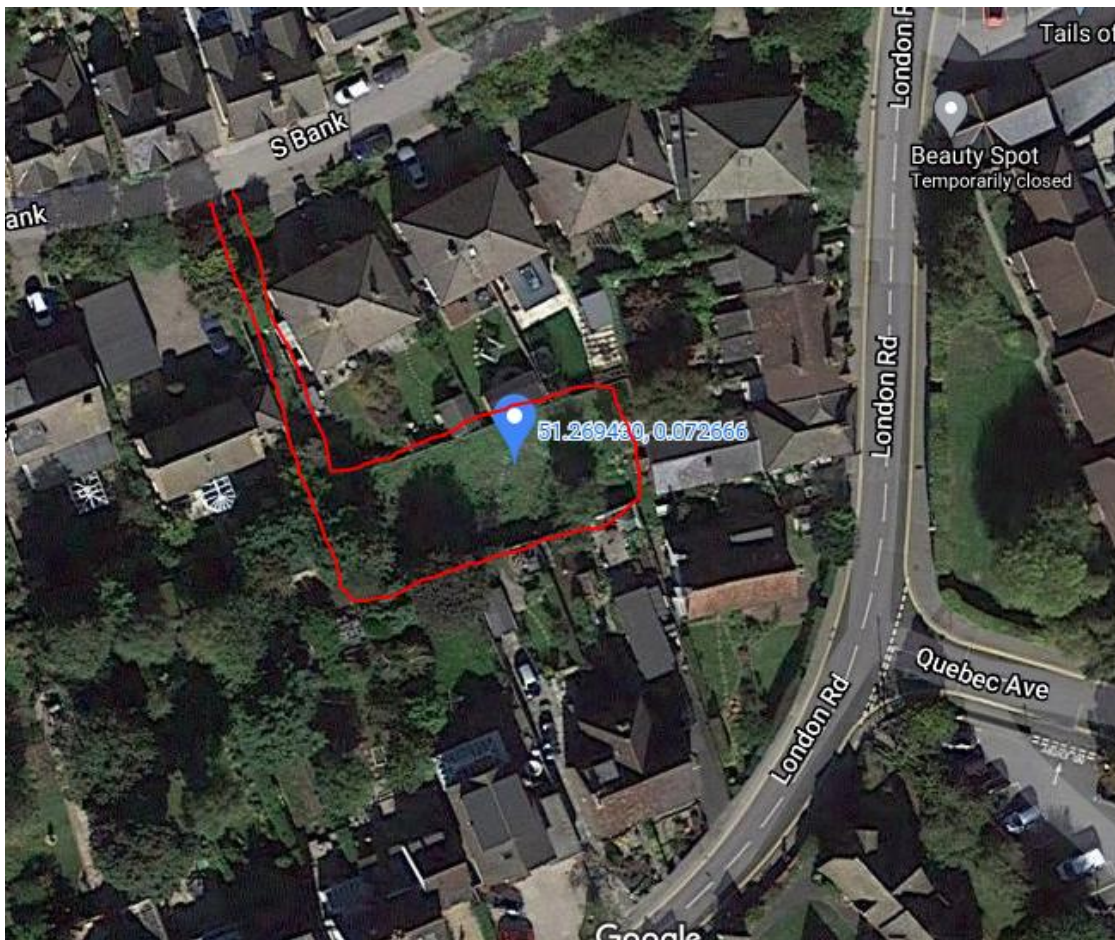
Sevenoaks Planning Ref: **20/01260/FUL**

Land Rear of 7-11 South Bank Westerham Kent TN16 1EN

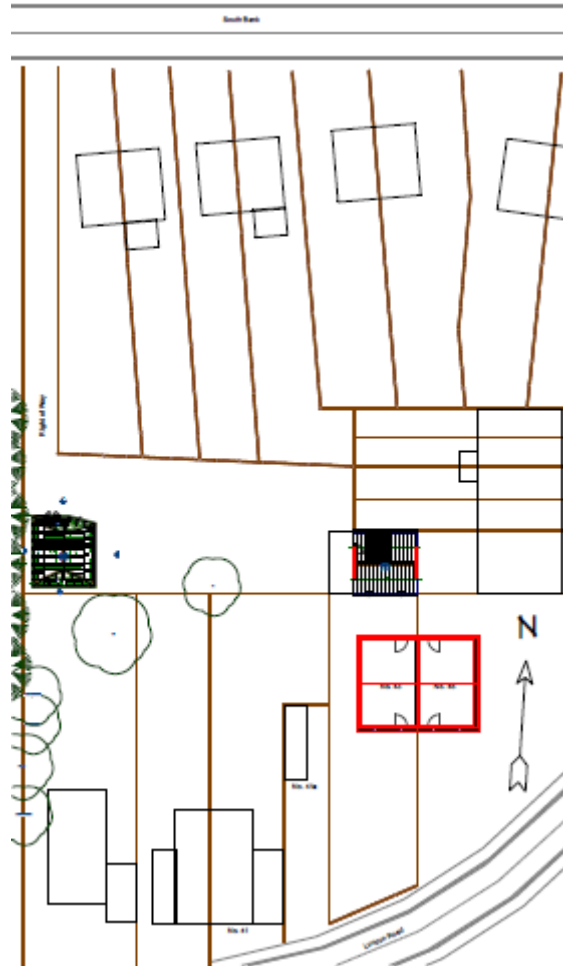
21 May 2020

This report has been written to support a planning application at 'Land Rear of 7-11 South Bank Westerham Kent TN16 1EN'. The existing site contains a concrete construction garage surrounded by grassland with shared access via an existing drive to South Bank. The drive is finished in an aggregate material. Construction works have started, to demolish the existing garage, and replace it with a larger garage that suits the local architecture. The structure or outbuilding is not to be used for any habitation and is to be used for storing a car and other storage items. The dimensions of the garage require full planning consents. This plot of land is to be used for domestic purposes (outside living space – gardens), thus requires change of use.

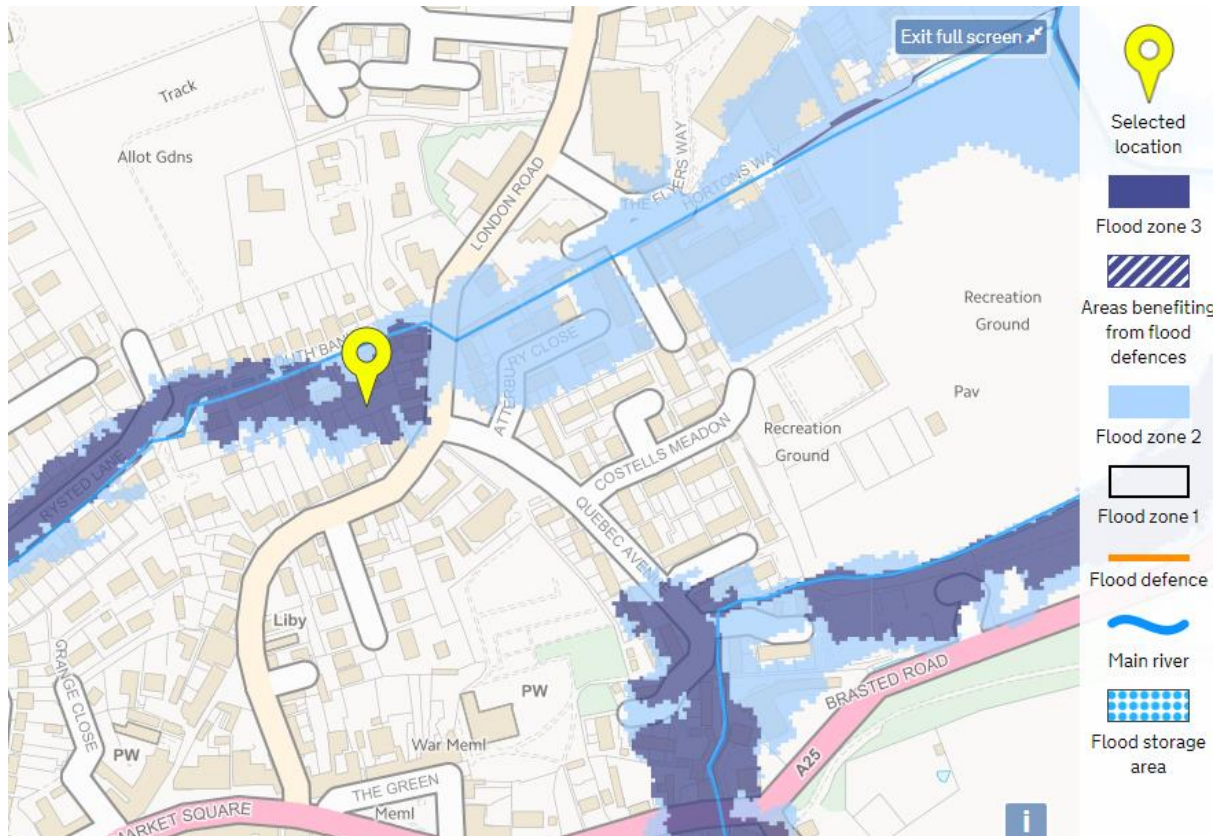
The site location falls within ZONE 3, is a minor development, and is less than 1 hectare. This is displayed in the screen grab below. The proposed work is near a river or brook.



Geographical Location



Site Location



## Environment Agency Fluvial Flood Map for Planning

Map created 21 May 2020

The proposal is in Flood Zone 3. Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%).



Extent of flooding from surface water

● High 
 ● Medium 
 ● Low 
   Very low 
 ⊕ Location you selected

## Environment Agency Mapping for Surface Water

Map created 21 May 2020

7, SOUTH BANK, WESTERHAM, TN16 1EN

# Surface water

## High risk

Surface water flooding, sometimes known as flash flooding:

- happens when heavy rain cannot drain away
- is difficult to predict as it depends on rainfall volume and location
- can happen up hills and away from rivers and other bodies of water
- is more widespread in areas with harder surfaces like concrete

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

This assessment is compiled to accompany a flood risk assessment. Detailed designs are provided within the application.

It is written to comply with all criteria within the National Planning Policy Framework (NPPF) and its guidance notes together with the Environment Agency (EA) Advisory Notes to Local Authorities. It meets the criteria with regard to the exception test.

From the EA flood mapping shown above it is designated as lying in Flood Zone 3. The fluvial threat would be a small local Brook. It is proposed to make a larger garage (outbuilding). There will be no patio/driveway or hard non-permeable surface. The overall footprint will be a total of 30sq.metres.

The works will be classified as "low vulnerable" because of no residential element involved.

Further EA mapping (above) shows a possible threat from surface water put at "high".

Under NPPG it states that minor developments are unlikely to cause significant flood risk unless they:

Have an adverse effect on a watercourse, flood plain or its flood defences

Would Impede access to flood defence and management facilities, or

Where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

Accordingly, under NPPF the minimum requirements for an FRA that is submitted to the Local Planning Authority for minor development within Flood Zone 2/3, in relation to flood risk, is defined as follows in the NPPF guidelines:

1. minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250 m2.
2. Alterations: development that does not increase the size of buildings e.g. alterations to the external appearance.
3. householder development: For example, sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions in the existing dwelling itself

It is confirmed that this proposal will comply to the requirements 1,2 and 3 above as relevant, with floor level being the same as the principal dwelling.

According also to the EA's standing advices to local authorities the requirements for an FRA that is submitted to the Local Planning Authority for Residential/ Industrial/Commercial extensions less than 250m2 within Flood Zones 2 and 3 should confirm that:

1. Floor levels within the proposed development will be set no lower than existing levels. **AND**
2. Flood proofing of the proposed development has been considered by the applicant and incorporated where appropriate. **OR**
3. Floor levels within the extension will be set 300mm above the known or modelled 1%(1 in 100 chance each year) river flood level or 0.5% (1 in 200 chance each year) tidal and coastal flood level. This must be demonstrated by a plan to OS Datum/GPS showing finished floor levels relative to the known or modelled flood level.

This proposal is covered by sections 1 and 2 above.

The new proposed garage floor level will be built the same as the existing garage.

## Sustainable Drainage

The rainwater from the slightly large roof coverage will be collected from guttering and directed from down pipes into an over capacity water butt to take the run off and used as grey water for washing. It could also be used for external works such as car cleaning, washing down outside facilities and for irrigation of the garden. Excess rainwater would run into an existing declivity in the centre of the grass gardens. This declivity is the existing garage rainwater drainage and the large water butt extends this.

## Offsite Implications

With the recommendations as made above there would be no offsite Implications.

## Artificial Sources

A sweep of the area found no such sources.

# CONCLUSION

The site is set away from the road and other hard surface areas reducing surface water flooding and it lies in an area towards the end of a flow path for fluvial flooding. We are advised that there is no history of flooding at this site. Flood Modelling of this nature is not an exact science and anecdotal evidence must play a part in this report.

The EA accept that their mapping is of a general nature, not to be relied upon and inappropriate for site specific assessment.

Any flooding in this area would be of low velocity and should it get this far much of the flooding would be contained within the road surface. The threat from all sources is low but we have made recommendations for the further protection of the property during its sustainable lifetime.

Flood resilience measures have been considered but are not thought to be necessary.

The proposed building and change of use will not be habited (not occupied).

Mr S Baker

PlanningApplications.com