

Address: 297 Station Road

Postcode: UB3 4JE

Date: March 2025

Planning Flood Risk Assessment

Project - Demolition of existing garage and proposed new outbuilding for gym and storage at 297 Station Road.

Site Location

The site is located in Flood Zone [1]. The property is currently, and will remain, in residential use. It is therefore a ‘More Vulnerable’ use for the purposes of this assessment and has a lifetime of over 100 years. According to the Environment Agency there is an annual probability of [0.1% to 1%] chance of flooding from streams or rivers, or coastal flooding.

Policy Context

This Flood Risk Assessment (FRA) has been developed based on the following sources of information: National Planning Policy Framework, Flood Risk and Coastal Change PPG, Environment Agency Guidelines for Flood Risk Assessments for Planning and Environment Agency Flood Map for Planning

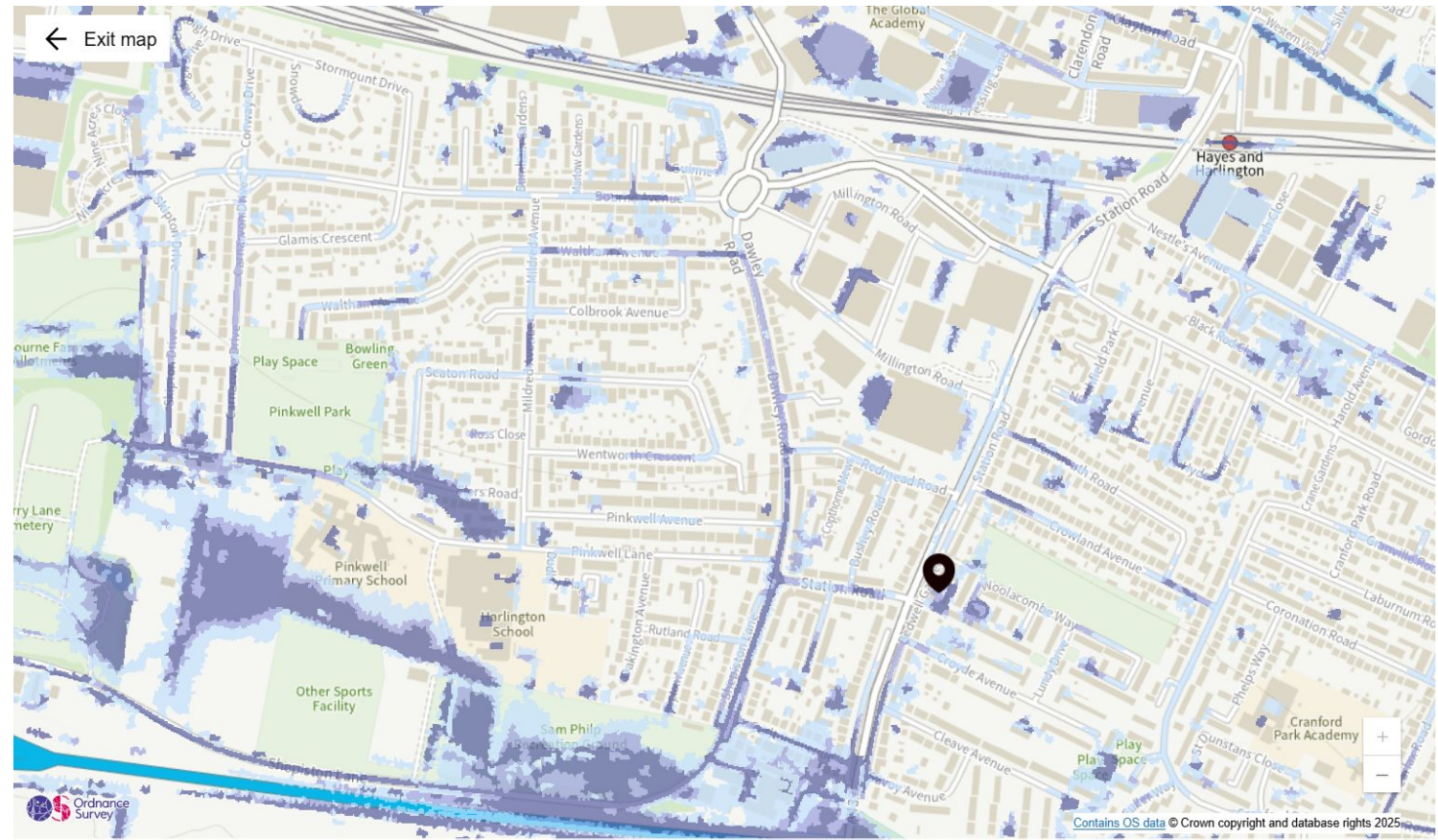
The assessment has been undertaken by a range of environmental professionals, who have a range of expertise that include suitable credentials to develop the document.

Conclusion

This site specific FRA has been prepared in order to assess the risk of flooding to the proposed development at the application site. The flood risk of the site has been carefully considered with due regard to relevant planning policies and guidance, and the site specifics of the application site and the proposed development. In accordance with these relevant policies and guidance, we have reviewed flood resistance features to ensure that any potential risk to the occupants of the property and its surroundings has been suitably designed into the development.

These include the features opposite: The proposed finished floor level of the new ground floor extension will be consistent with the existing. The existing exterior ground level will not be altered. Hard surfaces will not be significantly increased. The proposed crittall doors will be sealed to protect from the elements. The construction detailing of the walls and floor will include stainless steel ties, lime based plaster, rigid insulation, lapped DPC/DPM, Electrical services will run through the ceiling and the walls rather than the floors. Drainage channels, aco drains and surface water drains will be provided where necessary.

Flood Risk Map



Surface water map

Yearly chance of flooding

☒ Flood area (extent)

- High chance
- Medium chance
- Low chance

Yearly chance of flooding between 2040 and 2060

☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address

Flood Risk Map

