

REFERENCE

Application: 24/1427/FUL

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Proposal: To exceed 90 days use of Airbnb

Site: 2 Palace Gate Hampton Court Road Hampton East Molesey

Applicant: Alexander Fox

Flood Risk Assessment

This is a low-risk change of use application within the existing less vulnerable site (we are simply changing the use to increase the number of guest stays at an otherwise residential family home). The assessment is as follows.

The property is comprehensively insured for use as a family home and for AirBnB use. We note that Hampton Court Palace is partly on a lower plane and understand that it has been kept safe from flood damage over the centuries (and it is content with its own flood risk assessment risk mitigation strategy where y immediate risk (uptodate as of 20.6.24 government web site) is not near our property but downstream).

We have considered Richmond Council's strategic flood risk assessment and local plan and the Environmental Agency's (EA) flood risk information for planning in England.

The area around the property site of 2 Palace Gate, Hampton Court Road, East Molesey, KT8 9BN has according to Environmental Agency (EA) as being assessed as having a low risk of surface water flooding; and a low risk of flooding from rivers and the sea. The property is well elevated from ground level by a minimum of 2 steps. There is no cellar and no basement dwelling. This is not an area of critical draining problems. It is located in flood zone 2.

In particular, the EA assessment and owner's mitigation strategy is as follows-

1 The likelihood of a river/ sea flood is Low risk which means that this area has a chance of flooding of between 0.1% and 1% each year. The owners mitigate this risk by signing up to flood warnings and has a plan to arrange alternative accommodation outside of any flood risk. Sandbags can be sourced at short notice.

2 The likelihood of a surface water flood is Low risk which means that this area has a chance of flooding of between 0.1% and 1% each year. The anticipated maximum depth is below 30cm. The owners/ neighbours mitigate this risk as above and by ensuring the storm drain is well cleared of debris. This is policeable via the local WhatsApp group that has been established.

3 The likelihood of Flooding from reservoirs is extremely unlikely/ The likelihood of flooding from groundwater is unlikely in this area. The mitigation strategy is as above.