



# REPLACEMENT SHED AND ERECTION OF GARDEN POD

Flood Mitigation Statement

**10 Vineyard Row  
Hampton Wick  
Kingston upon Thames  
London  
KT1 4EG**

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# Introduction

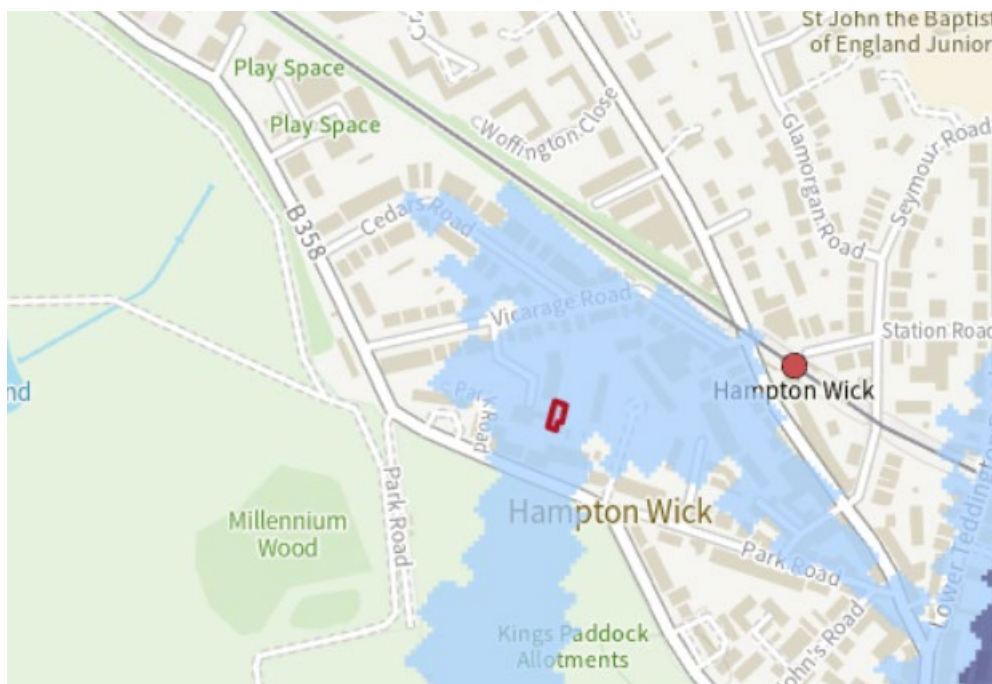
This Flood Mitigation Statement has been prepared in support of a householder application for a site at 10 Vineyard Row, Hampton Wick, Kingston Upon Thames, London, KT1 4EG.

The description of development is as follows:

*“Replacement shed and erection of garden pod”*

The Environment Agency’s Flood Map for Planning demonstrates that the application site is located within Flood Zone 3a, which is an area categorised as having a high probability of flooding, please see the below.

**Figure 1 - Environment Agency Flood Map for Planning (Accessed September 2023)**



# FLOOD RISK

The NPPF defines Flood Zone 2 as 'medium probability' of flooding, comprising of land assessed as land having a 1-0.1% annual probability of river flooding.

Policy LP21 of the London Borough of Richmond upon Thames states that all developments should avoid, or minimise, contributing to all sorts of flooding.

The Technical Guidance to the National Planning Policy Framework lists flood risk vulnerability classification (p.6). Uses such as incidental garden rooms are not listed on the classification table and are considered *de minimis* regarding flood risk vulnerability.

Notwithstanding the above, uses that are considered appropriate in this zone are those that are water-compatible, less vulnerable, more vulnerable and essential infrastructure. Less vulnerable uses include shops, financial, professional, and other services; restaurants and cafes; hot food takeaways; offices; general industry; storage and distribution; and assembly and leisure. It is argued that a home office, would be used in a similar way to an office, would fall within the less vulnerable use (classification).

The size of the garden pod is approx. 9m<sup>2</sup> and the replacement shed is replacing something of the same size, representing a very small increase in floor area.

# FLOOD MITIGATION AND MANAGEMENT

The proposal also incorporates, additional flood resistance and resilience measures, commensurate to the size of development, which include the following:

- All service entries will be sealed (e.g. with expanding foam or similar closed cell material).
- Closed cell insulation will be used for pipes which are below the predicted flood level.
- Wiring for telephone, TV, Internet, and other services will be protected by suitable insulation to minimise damage and where possible, be raised.
- The occupants are advised to utilise the Environment Agency's Flood Warnings Direct which is a free flood warning service called Floodline Warnings Direct (FWD). This service generally gives an advance notice of when flooding is likely to happen and time to prepare for a flood event.

# CONCLUSION

Due to the *de minimis* nature of the application proposal, being very small in size and scale, and with the added mitigation measures proposed, there will not be discernible change to the rate or volume of surface water run off at the site, thus, the proposal will not cause flooding elsewhere. It is concluded that the application proposal is entirely acceptable on the grounds of flood risk.