

Flood Risk Assessment

in support of an application for a

Planning Application

@ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED

Document No. 23

14.02.24

The Government Website

<https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications> says:-

When you need an assessment

You need to do a flood risk assessment for most developments within one of the flood zones.

This includes developments:

- *in flood zone 2 or 3 including minor development and change of use*
- *more than 1 hectare (ha) in flood zone 1*
- *less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)*
- *in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency*

The site is situated in Flood Zone 1, please see the Government Website

<https://flood-map-for-planning.service.gov.uk/flood-zone-> which says that:-

This location is in flood zone 1

What flood zone 1 means

Land within flood zone 1 has a low probability of flooding from rivers and the sea. Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.06 ha.

Hence a Flood Risk Assessment is not usually required.

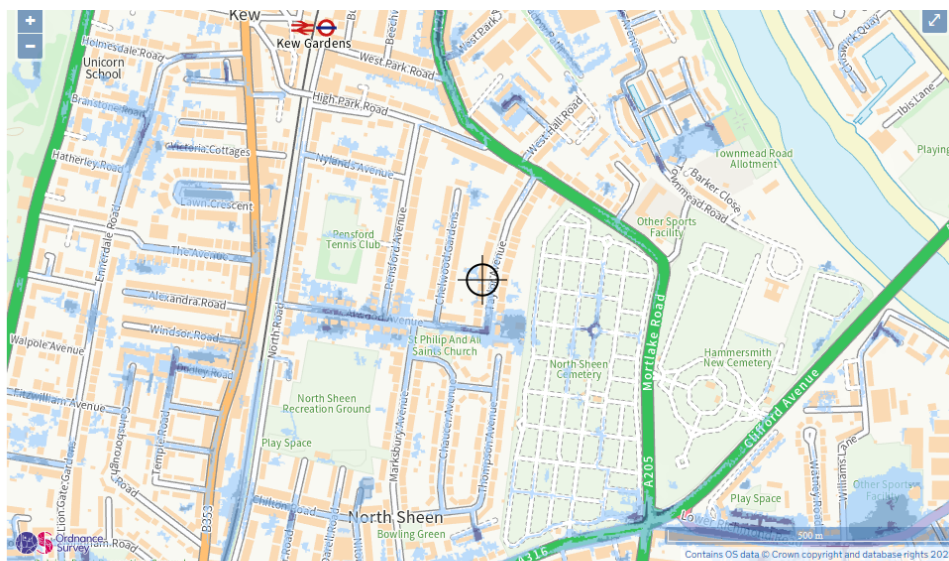
The Pre-application advice I received on the 15.12.23 states that the site is 'susceptible to groundwater flooding' and I can find a section on this in the London Borough of Richmond 'SURFACE WATER MANAGEMENT PLAN'. The Strategic Flood Risk Assessment - Groundwater Sewer Artificial Flood Risk Map shows the site is in an 'Area Susceptible To Groundwater Flood' according to the Environment Agency of 75% or more. However, the Assessment says that 'Groundwater flooding is currently not modelled', so the extent/impact, and hence mitigation measures, cannot currently be quantified.

So, I have set out below, from the Government's Website the

Flood risk summary for the area around: 34, TAYLOR AVENUE, RICHMOND, TW9 4ED

Surface water - Low risk

This flood risk summary reports the highest risk from surface water within a 15 metre radius of this property. Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

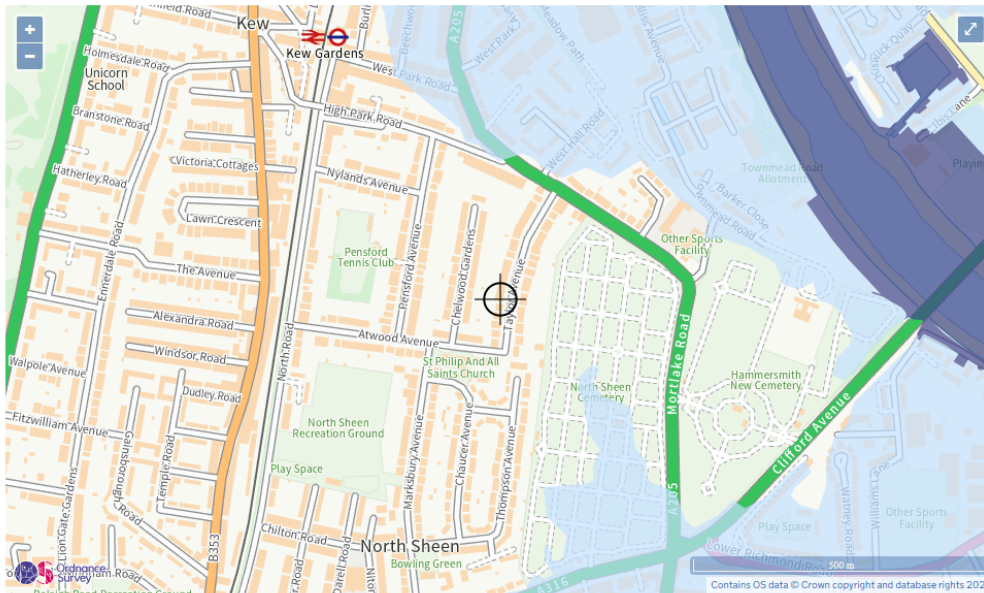


Extent of flooding from surface water

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

Rivers and the sea - Very low risk

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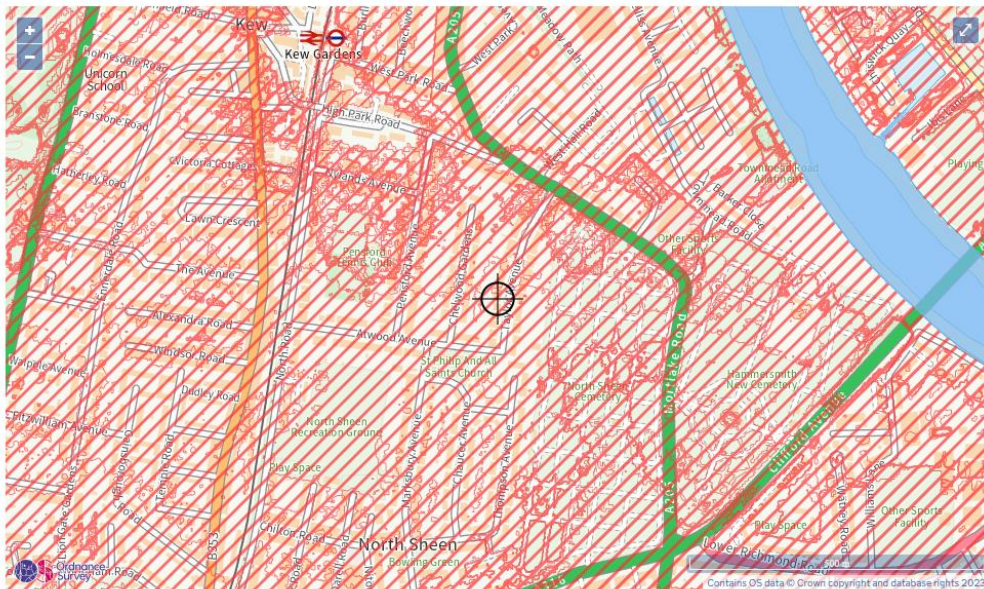
Extent of flooding from rivers or the sea

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

Other flood risks

Reservoirs - There is a risk of flooding from reservoirs in this area

Flooding from reservoirs is extremely unlikely. An area is considered at risk if peoples' lives could be threatened in the event of a dam or reservoir failure.



Maximum extent of flooding from reservoirs:

● when river levels are normal ▨ when there is also flooding from rivers ⊕ Location you selected

Groundwater - Flooding from groundwater is unlikely in this area

Flooding caused by groundwater happens when water underground that is usually held in the rocks and soil (known as the water table) gets so high that it flows above the surface. We use flood alert data to check the risk of flooding from groundwater.

Conclusion

As the site is in an area of low risk of flooding, including groundwater flooding, this should not be a material consideration, and there is no need to include any flood mitigation measures.