FLOOD RISK ASSESSMENT for

A HOUSEHOLDER PLANNING APPLICATION at

45 REDFERN AVENUE

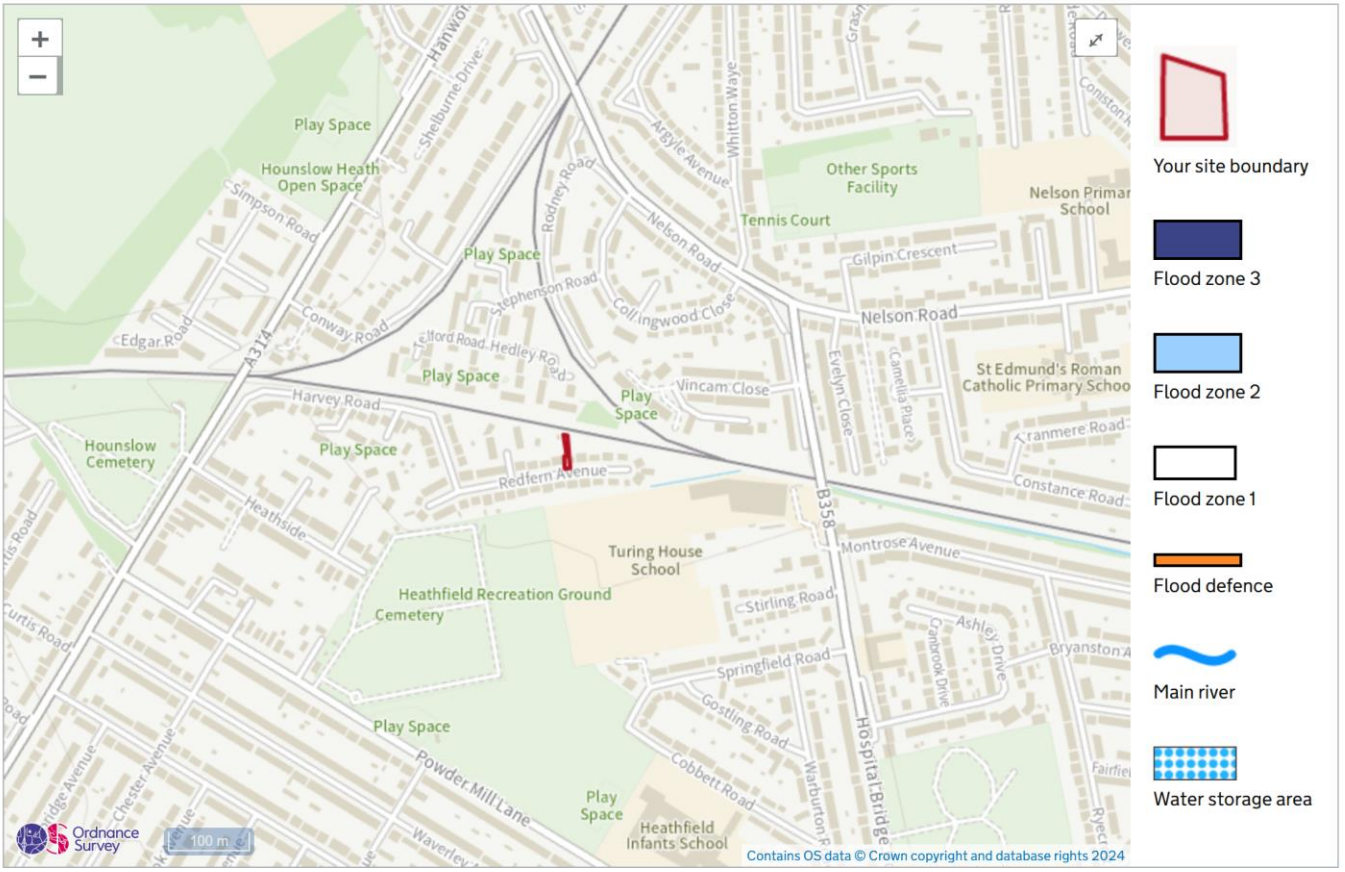
WHITTON

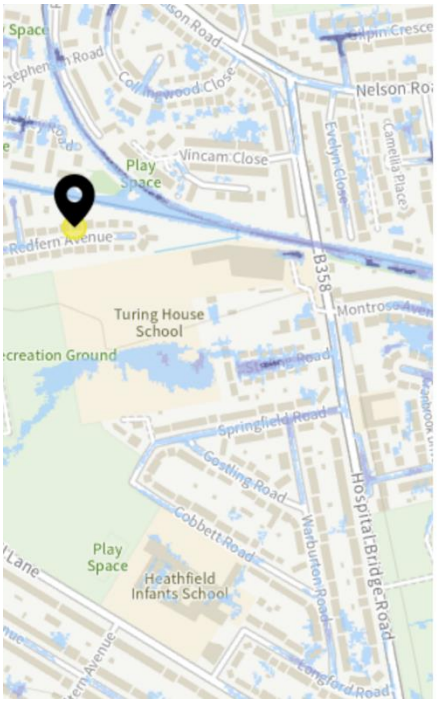
TW4 5NA

Flood Risk Assessment

It is mentioned in the National Planning Policy Framework, applications for minor development and change of use should not be subject to sequential or exception tests but should still meet the requirements for site specific flood risk assessments.

Maps of TW4 5NA





Surface water

- (●) Extent
- High risk
  More than 3.3% chance each year
- Medium risk
  Between 1% and 3.3% chance each year
- Low risk
  Between 0.1% and 1% chance each year
- ( ) Depth

Map details

- [x] Show flooding
- [x] Selected address
- 15m boundary

Rivers and the sea

- (●) Extent
- High risk
  More than 3.3% chance each year
- Medium risk
  Between 1% and 3.3% chance each year
- Low risk
  Between 0.1% and 1% chance each year
- Very low risk
  Less than 0.1% chance each year

Map details

- [x] Show flooding
- [x] Selected address

The first map shows that the site is located within flood zone 1. The second and third map shows that there is a very low risk of surface water flooding and very low risk of flooding from rivers or the sea.

Proposal

The proposal is for a dropped kerb to include alterations to the front garden.

The existing front garden consists of SuDS concrete block paving. Part of this will remain for car parking space and the other sections will be changed to include soft landscaping. The site will have aco channel.

Mitigating Measures

The proposed work will not increase the risk of flooding on site or affect water drainage.
The work will not involve any work to the dwellinghouse however the property will be checked to ensure that the existing structure is water resistant, any cracks and joints will be repaired and sealed appropriately. The soft landscaping proposed (grass) and planting) will help with surface water drainage.

Conclusion

The application site is within flood zone 1. It is said that the area is susceptible to water drainage. The proposal includes soft landscaping which will help with surface water drainage and prevent surface water drainage onto the highway.