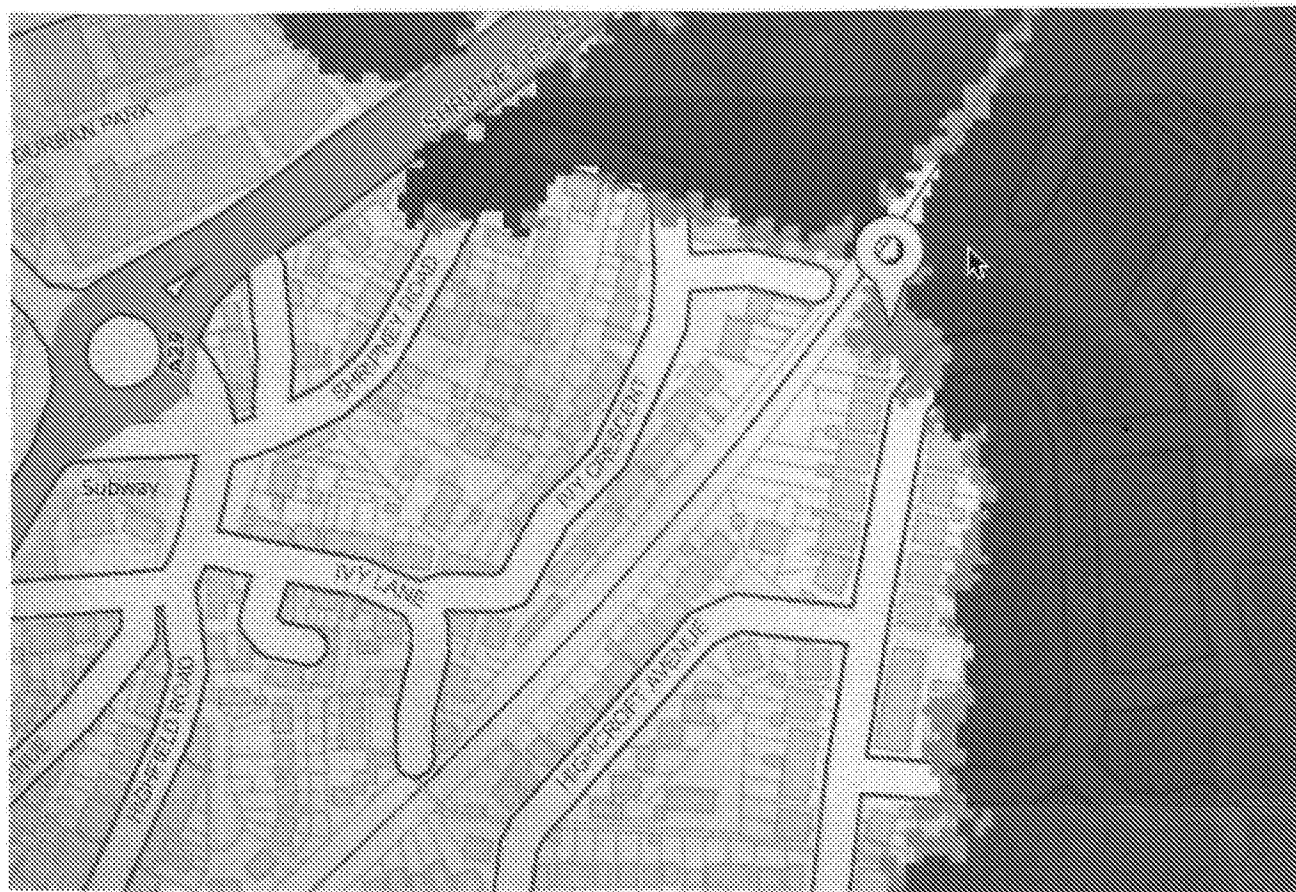


Site Flooding Context:-

The property is located in Zone 2 of the EA Flood Map and therefore deemed to be in 'at risk' area as the plan below:-



The site is vulnerable to river flooding with the existing surface water drainage dealt with by modern 'crate' soakaways and the proposal does not change this.

The probability of the site flooding is 1 in every 100 years although with climate change this is likely to increase.

The proposed dwellings are right on the edge of the Flood Risk Zone 2 with the adjacent property No 25, Highcroft Crescent only partially in Flood Zone 2.

Mitigation:-

The existing floor levels and construction details including height of electrical power points cannot be changed so protection from flooding on these points remain unchanged.

Existing external surface are all porous surfaces with 90% of the rear garden laid to grass and front parking areas laid in brick paviors.

As the application is for the reinstatement of a single dwelling into its original sub-division form of a pair of semi-detached bungalows with no additional floor area added there is limited practical solutions to the resistance to flood water.

Flood resilient measures were taken into consideration when the proposals were extended with the installation of solid concrete floors, part render and set walls below 900mm and power points raised to a higher level.

With no proposed external changes to the property there will be no impact on other nearby properties.

Proposed Flood Protection:-

Limited possible changes to flood protection are available so therefore a proportionate nature and scope has been considered.

No additional external hard surfacing will be carried out under the proposal.

Floodboards:-

Increased flood protection is by 600mm high plastic OR aluminium floodboards in watertight channels are fixed to door frames in event of possible flood warning.

Evacuation Plan:-

A personal evacuation plan and strategy is to be put in place through the filling out the relevant Environment Agency 'Personal Flood Plan' form and forming a strategy including:-

- Move furniture and electrical items to safety.
- Put flood boards, polythene and sandbags in place.
- Make a list now of what you can move away from the risk.
- Turn off electricity, water and gas supplies.
- Roll up carpets and rugs.
- Unless you have time to remove them hang curtains over rods.
- Move sentimental items to safety.
- Put important documents in polythene bags and move to safety.
- Move car to a safe location.
- Inform family and friends of any evacuation.