

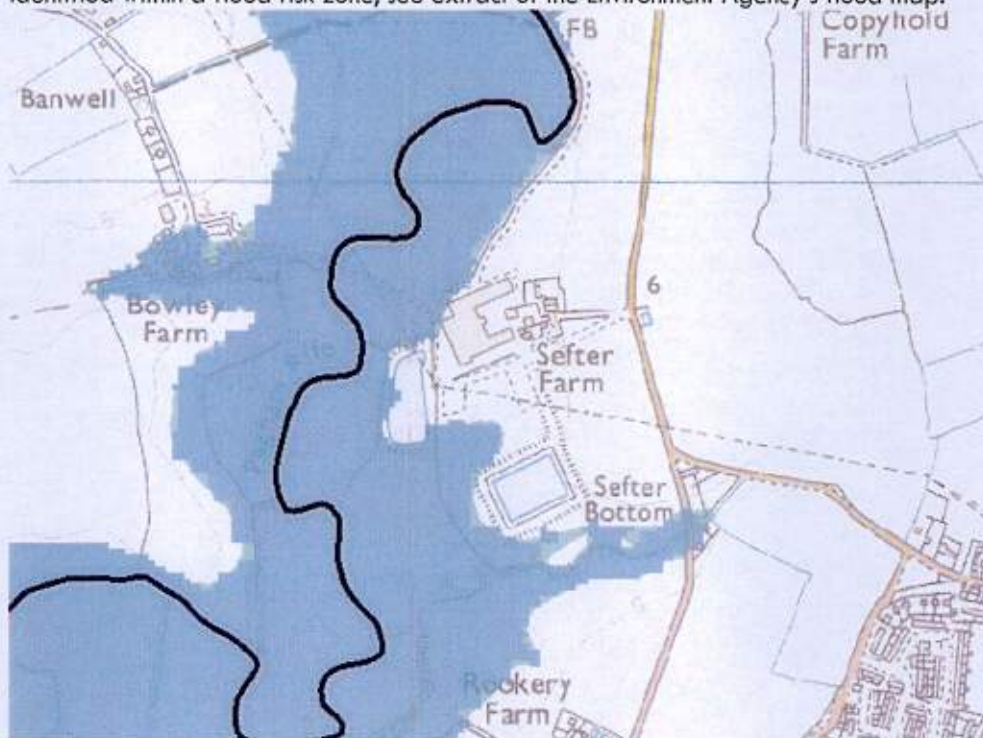
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Flood
Risk
Assessment

Flood Risk Assessment

Existing Site

The existing buildings within the Sefter Farm Base (North side of access road) have not been identified within a flood risk zone, see extract of the Environment Agency's flood map.



Extract from EA website Blue area showing Flood Zones 2 and 3

The Environment Agency (EA) indicated their anticipated flood levels Above Ordinance Survey Datum (AOD) at Sefter Farm in response to the Flood Risk Assessment undertaken for the Anaerobic Digestion Plant to the South of the site in accordance with EA data and PPS25 advice as follows:-

Environment Agency Water Level Data

Annual Probability (%) / Return Period (Years)	Water Level (m AOD)
0.5% or 1 in 200 year	3.89
0.5% or 1 in 200 year after 60 years	4.39
0.1% or 1 in 1000 year after 60 years	4.59

Extract from H R Wallingford Flood Risk Assessment EX5787 R3.0 prepared for application: WSCC/006/09/P

Proposals

The proposed site is located on the North West of the existing farm complex and the site area does not exceed 1Ha in area.

The proposals are to construct an extension to the existing farm buildings with a floor level to match the existing building, approx 5.6m AOD on an area of land approx 5.3m AOD.

Access to the existing buildings are unchanged by the proposals.

Conclusion

The proposed floor level is above the highest water level expected in a 1 in 1000 year return period and therefore there is no anticipated risk of flooding within the building.

The proposed extension is to be constructed on an area of land above the highest water level expected in a 1 in 1000 year return period and there is therefore no anticipated risk of an adverse flooding affect to any other area caused by the proposals.

The existing site access is above the highest water level expected and unchanged by the proposals.



Barfoots
of Botley