

SITE-SPECIFIC FLOOD RISK ASSESSMENT

Project Proposal: Proposed outbuilding (25.01 m²) to the rear of the garden for the use of storage.

Project Address: 18 Newmarket Way, Hornchurch, RM12 6DS.

Date of Issue: 19th August 2020.

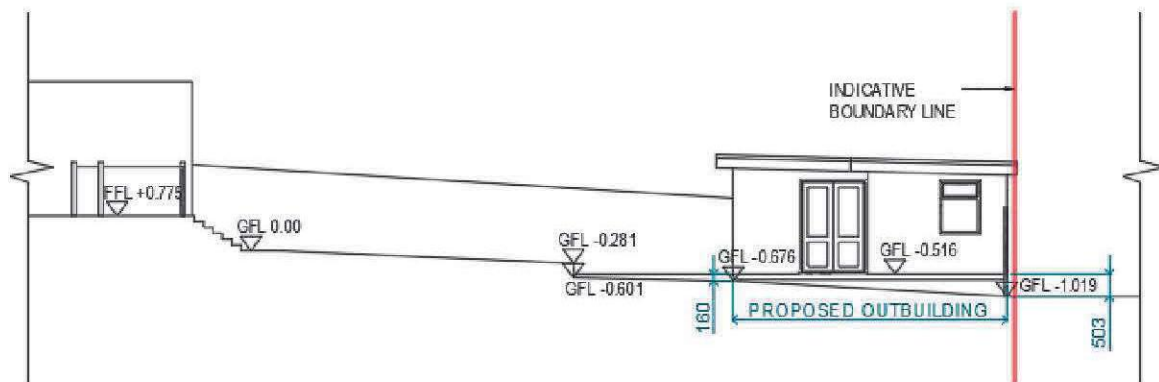
Creator:

1.0 Introduction

- 1.1 This site-specific flood risk assessment has been prepared by [REDACTED] on behalf of the applicant Mr Linas Dauknys to support the Part-Retrospective Householder Application for proposed outbuilding (25.01sqm) to the rear of the garden for the use of storage.
- 1.2 The assessment should be treated as forming part of the application, written in conjunction with 'Flood risk and coastal change' National Planning Practice Guidance and includes details of the project site address given above.

2.0 Development Proposal

- 2.1 It appears that the application site lies within two flood zones; flood zone 2, an area with a medium probability of flooding and flood zone 3, an area with a high probability of flooding. Refer to both attached copies of 'Flood map for planning' issued by the Environmental Agency.
- 2.2 The proposed footprint area of the development is 25.01 m² and classed as a minor development as per Paragraph: 046 Reference ID 7-046-20140306 'What is meant by "minor development" in relation to flood risk'.
- 2.3 As per Paragraph 066 Reference ID: 7-066-20140306 'Table 2: Flood risk vulnerability 'classification' the application site is classed as more vulnerable'.
- 2.4 The proposed outbuildings' finished floor level has been designed no lower than pre-existing (removed) structures' finished floor level. As the site slopes down towards Hacton Parkway, proposed outbuildings' finished floor level has been raised and built above finished ground level by +160mm on one side and 503mm on the other side of the site seeking to implement 'Standing advice for vulnerable developments' guidance, refer to proposed section below:



PROPOSED SECTION S.A

3.0 Sequential Test

- 3.1 As per Paragraph: 067 Reference ID: 7-067-20140306 'Notes to table 3;' the Sequential and Exception tests do not apply to the proposed minor development.

4.0 Climate Change

- 4.1 London Borough of Havering Council has published a document 'Strategic Flood Risk Assessment Update, Level 1 Strategic Flood Risk Assessment B08600D2-L-01 04, 21st November 2016 issue which refers to a number of drawings listed in 'Strategic Flood Risk Assessment – Level 1 Figures 101-105' document which show that project site lies within Impact of Climate Change area ranging from +10%, +15%, +25%, +35% and +70% of change:

'Data Sources: In accordance with the latest guidance from the Environment Agency the impact of climate change on predicted fluvial flood extents are based on a +X% change in peak river flow for 1 in 100 annual chance event where detailed modelling for the undefended scenario is available (i.e. the Beam, Ingrebourne and Mayes Brook, Blacks Brook and River Mardyke). The predicted impact of climate change upon River Thames flood extent is based upon sea level rise allowances.'

5.0 Surface Water Management

- 5.1 The existing surface water is discharged to the rear of site into Hacton Parkway. It is intended to continue this method via proposed drainage channel in the ground adjacent to proposed outbuilding and via rain gutter.

6.0 Occupants and Users of the Development

- 6.1 The proposed development will not increase the overall number of occupants nor people using the land.

7.0 Exception Test

- 7.1 As per Paragraph: 041 Reference ID: 7-041-2014036, this is not applicable for a minor development.

8.0 Residual Risk

8.1.1 As per Paragraph: 041 Reference ID: 7-041-20140306, this is not applicable for a minor development.

9.0 Site-Specific Flood Risk Assessment Credentials

10.1 This site-specific flood risk assessment has been undertaken by Ieva Borm, BA (HONS) on 17th August 2020.

Flood map for planning

Your reference
18_RM12 6DS

Location (easting/northing)
554584/185763

Created
17 Aug 2020 13:17

Your selected location is in flood zone 2, an area with a medium probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

18_RM12 6DS

Location (easting/northing)

554584/185763

Scale

1:2500

Created

17 Aug 2020 13:17



Selected point



Flood zone 3



Flood zone 3: areas
benefiting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area



Flood map for planning

Your reference
18_RM12 6DS

Location (easting/northing)
554598/185743

Created
17 Aug 2020 13:18

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

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