FLOOD RISK ASSESSMENT – JULY 2017

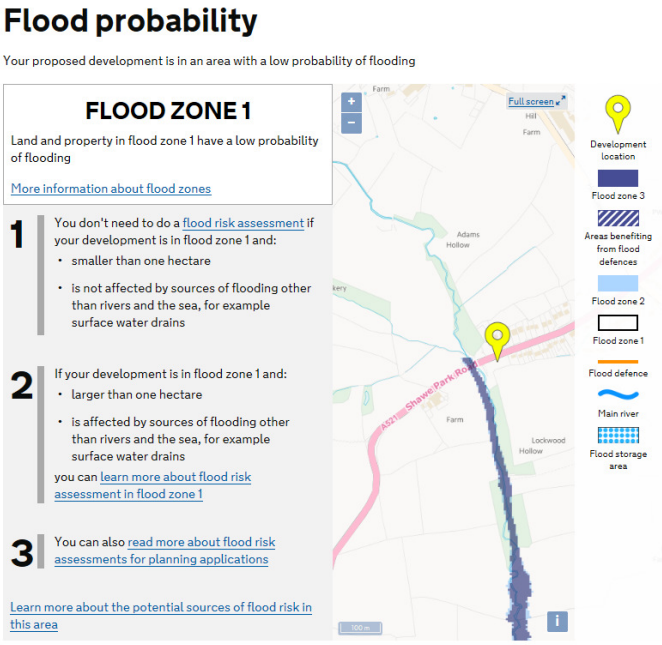
ERECTION OF 4NO. DWELLINGS AT LAND OFF SHAWE PARK ROAD,

KINGSLEY HOLT, STAFFORDSHIRE

Flood Level

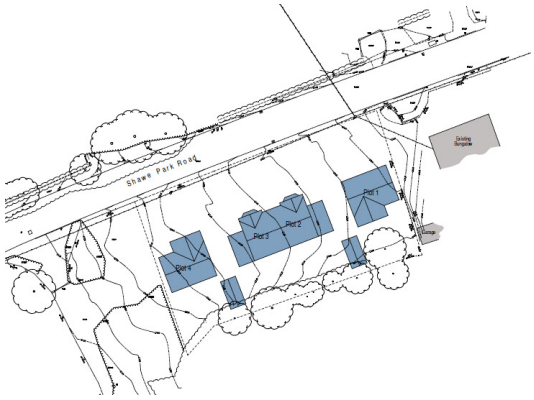
The site is located within Flood Zone 1 as indicated on the map below that has been taken form the Environment Agency's website.

https://flood-map-for-planning.service.gov.uk/summary/401629/345892



Proposal

The application is to erect 4no. dwellings on this greenfield site that is located on the western edge of Kingsley Holt. The area of the site measures approximately 0.16ha.



The proposed development will be linear in form and will follow the pattern and grain of adjacent residential properties in the area. The site will be located approximately 41m from the watercourse to the west. What is noticeable is the change in levels due to the existing topography. There would appear

to be an overall change in levels of approximately 5m between the watercourse and the site. This difference is from the watercourse itself to the floor level of the first dwelling to the east. Datum points on the bridge over the watercourse are recorded at 173.45 and the datum point on the site to the first dwelling from the watercourse is 176.61. It is estimated that the watercourse lies some 2m lower than the carriage way over the bridge, thus resulting in the approximate 5m change in level.

A general principle for flood resilient design is to provide durable materials that will not be affected by water and use construction methods and materials that promote easy draining and drying. Standard methods and good quality building materials will generally comply with these requirements but good workmanship is essential.

Conclusion

The proposal for 4no dwellings is on a site that occupies a much higher level than the nearby watercourse. It is concluded that the significant change in levels and the distance maintained away from the watercourse results in a scenario where the site is unlikely to flood. Overall the proposal will have little or no impact on flooding when the existing conditions are taken into consideration.