

Flood Risk Assessment – Floran Farm

The Site

The site is located in Flood Zone 1. Figure 1 shows this. The site area is less than 1 hectare, so a Flood Risk Assessment is not a validation requirement.

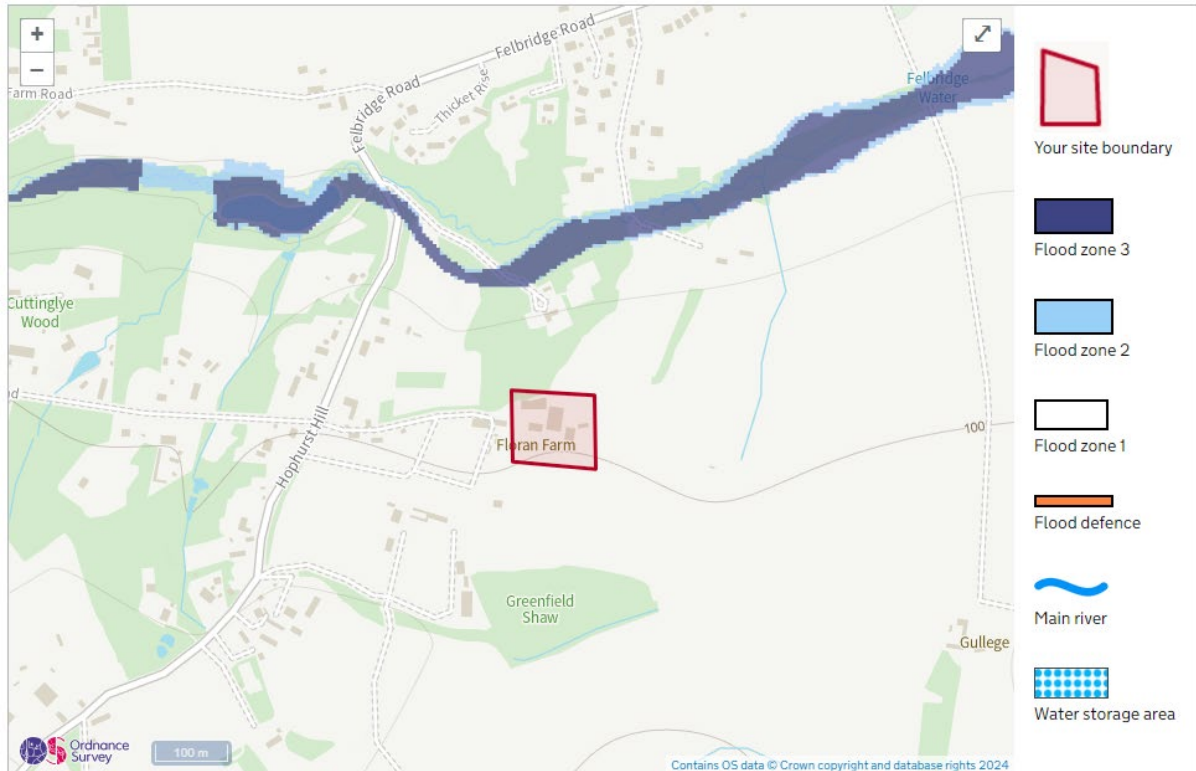


Figure 1 – Environment Agency Flood Zone Map

According to the Environment Agency, the site has low risk of yearly chance of surface water flooding, very low risk of flooding from rivers and the sea. The site is also unlikely to flood from Groundwater or Reservoirs. Figure 2 shows these results.

Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Other flood risks		More about groundwater and reservoirs
Groundwater	Flooding from groundwater is unlikely in this area.	
Reservoirs	Flooding from reservoirs is unlikely in this area.	

Figure 2 – Environment Agency Flood Risk Information Search Results

The Proposal

The proposal includes the removal of a large expanse of hardstanding for the formation of a garden, and other landscaping features. The proposal seeks the partial demolition of the building to be converted, and the erection of a garage building. There is a minimal uplift in built form, but a considerable reduction in the extent of hard surfacing. Therefore, the proposal would improve the on-site situation with regard to surface water flooding.

Conclusion

The site is not at risk of flooding. The proposal would not increase the risk. Additional information can be sought by suitably worded conditions.