# FLOOD RISK ASSESSMENT

**Flat 1, 2 Ermine Street, HUNTINGDON, PE29 3EX**

# FRA INTRODUCTION

Owing to overdevelopment across the UK, the risk of flooding is ever increasing and the impacts of which can cause significant harm as well as the unseen cost of repairs, replacement of damaged property and loss of business. The key objectives of a **Flood Risk Assessment** are therefore to determine:

- If a proposal is likely to be affected by current and future flooding
- If the development will increase the flood risk to other areas within the flood plain
- If the scheme has been adequately designed with precautionary measures to element the risk (when appropriate)
- If the plot of land will be safe to enable the passing of the Exception Test (when applicable)

# APPLICABLE CONTEXT

This **F**lood **R**isk **A**ssessment has been developed based on numerous sources of information

National Planning Policy Framework

Flood Risk & Coastal Change PPG

Environment Agency Guidelines for Planning assessment

Environment Agency Flood Mapping

This assessment has been completed on a multifunctional basis utilising years of knowledge and experience

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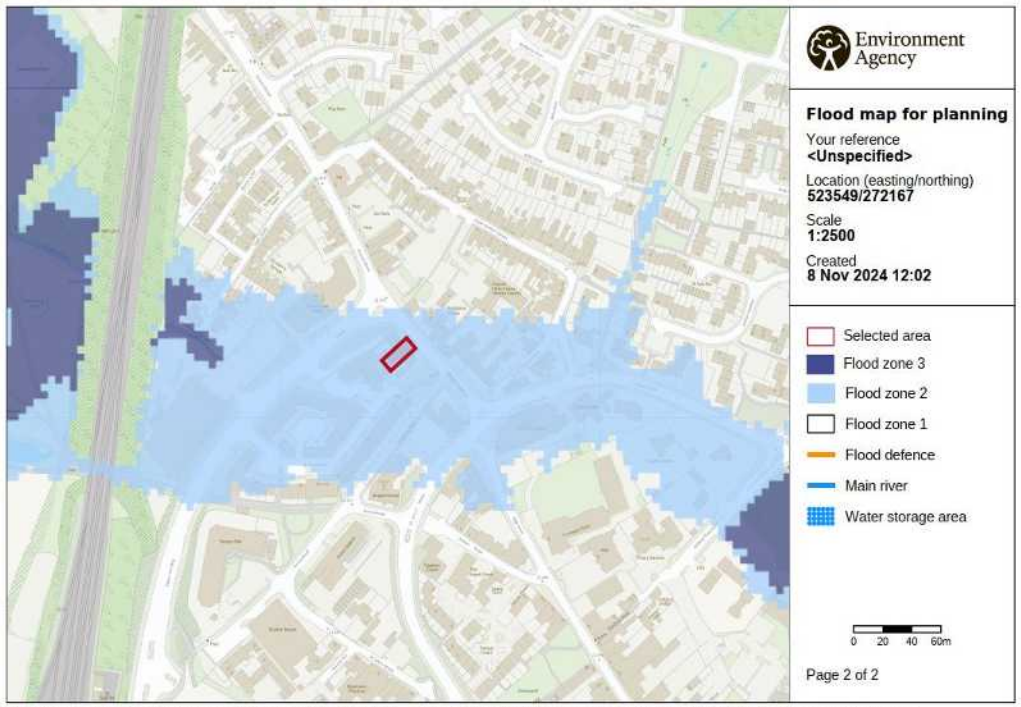
# THE PROPOSAL

Consent is sought for replacement of windows and doors at the property.

## The site is location within Flood Zone 2.

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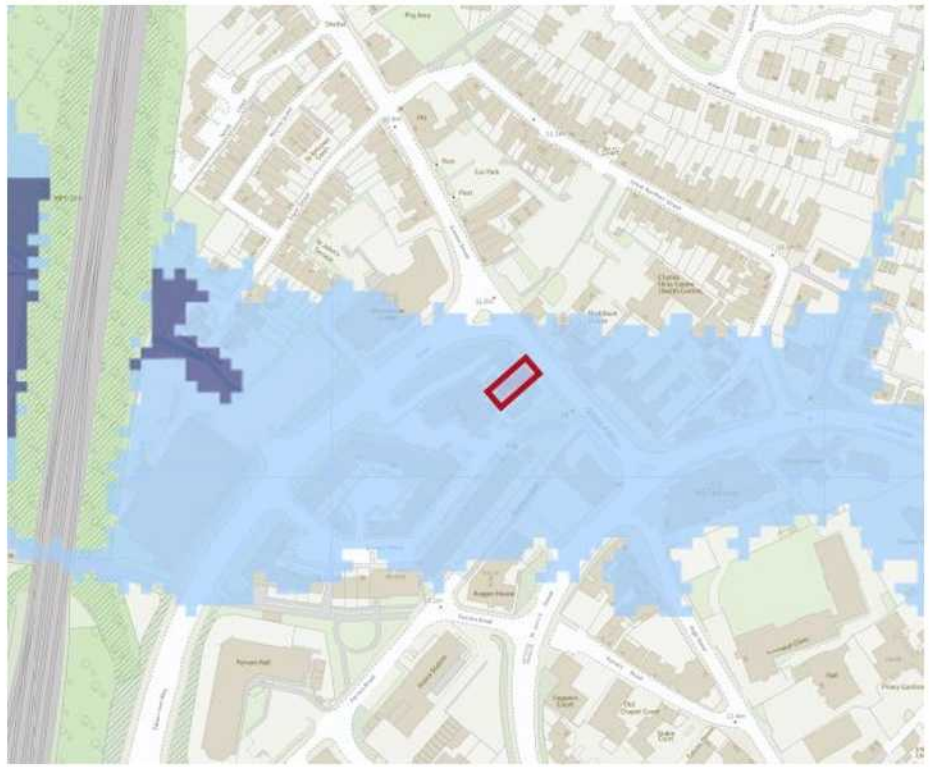
# FLOOD RISK MAP



Flood Zone 2: Medium Probability

Sites situated in Flood Zone 2 have a medium probability of flooding and have an annual probability of river flooding between 0.1% & 1.0% and annual probability of sea flooding between 0.5% and 0.1%

Areas in Flood Zone 2 can also be described as:

- Land having between a 1 in 100 and 1 in 1000 annual probability of river flooding
- Land having between a 1 in 200 and 1 in 100 probability of sea flooding

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# IMAGERY OF EXISTING ARRANGEMENT AND LEVELS

## Image 1



## Image 2




## Image 3




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# IMPACT CONCLUSION

Following review of the referenced policies and supporting guidance, it should be considered the proposal does not increase the risk of flooding to the immediate and or surrounding area.