

**Flood risk assessment for planning application for:**

Proposed roof windows at:

Motte House, Walford, SY7 0JT

for Garry Jones &amp; Shirley George

August 2019

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The risk of flooding anywhere is not affected by the proposals in any way, but a flood risk assessment is required for development within flood zones 2/3.

The following statement and associated plans were prepared for a previous proposal, planning/lbc approval refs 151837 & 151838.

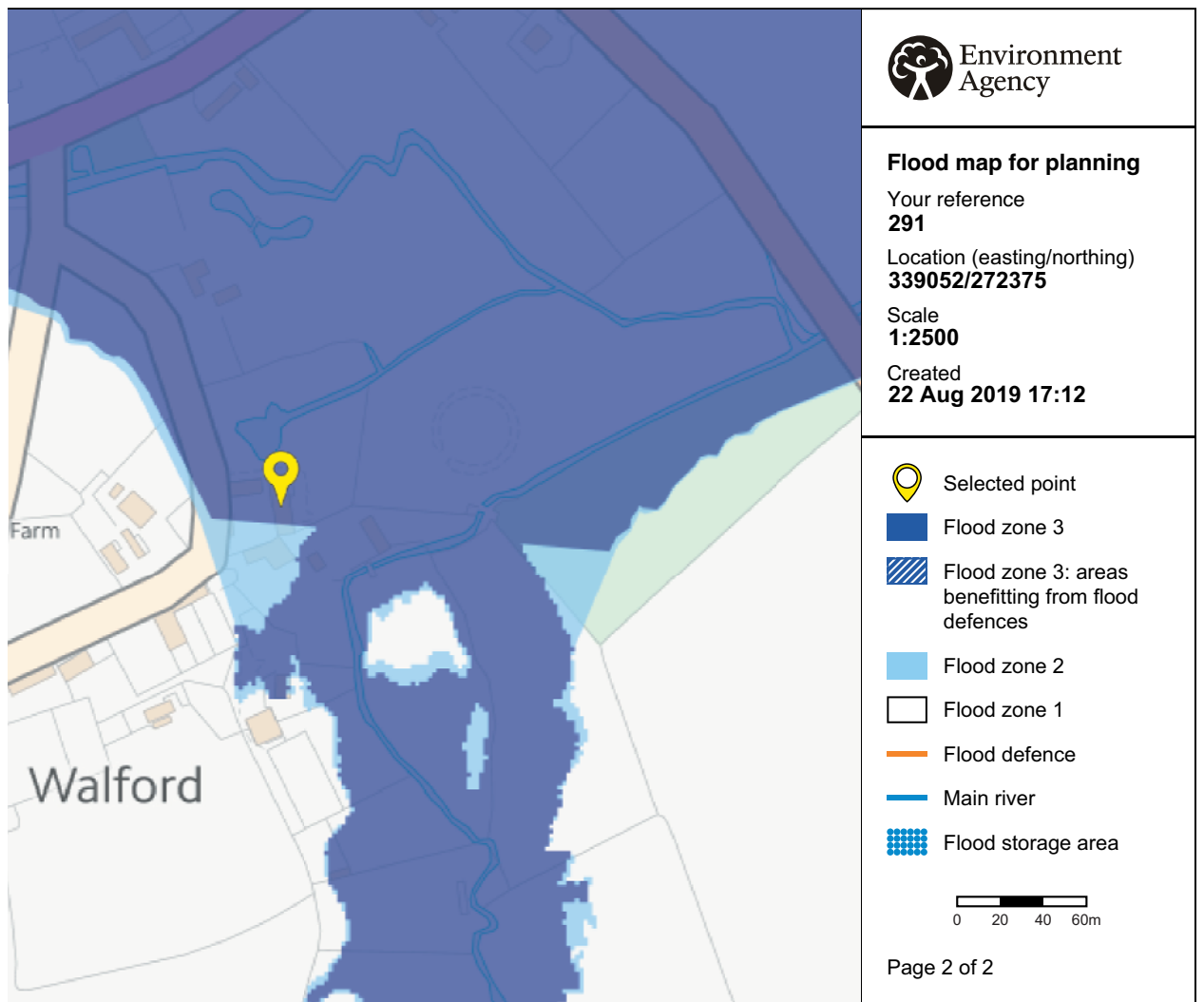
The site and surrounding area is known to flood during wet periods. Motte House is within an area of Flood Risk 3 as Fig. 1. The bund as shown on the drawing below (Fig. 2) was created by the applicant from soil from the site to prevent flood water encroaching to the house. It is a maximum of 400mm above the level of the drive, which is some 100-150mm below the level of the garden. It is approximately 600mm wide.

This assessment is to demonstrate that the bund does not increase the risk of flooding elsewhere. The attached site plan (Fig 4) and sections (Fig. 3) show the bund to be insignificant in terms of the levels of the site and vicinity.

The watercourses lead out to the east of the site, to open country. The maximum extent of flooding, recorded by the applicant, is indicated on the plan. I assess the floor level of Walford Grange, to the north of the application site, to be at least 1m above the level of the drive of Motte House. Therefore the bund would be breached and Motte House completely flooded before flood water level reached Walford Grange.

There are various ditches around the site, including one along the lane. This was fully silted up until cleared out by the applicant in March 2015 as good maintenance practice. Indeed, the applicant and other residents are aware of the likelihood of flooding, and monitor the minor measures undertaken to ensure they work for all concerned.

Nick Dummer for Spacescape Architecture & Landscape.



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Fig. 1 EA flood map

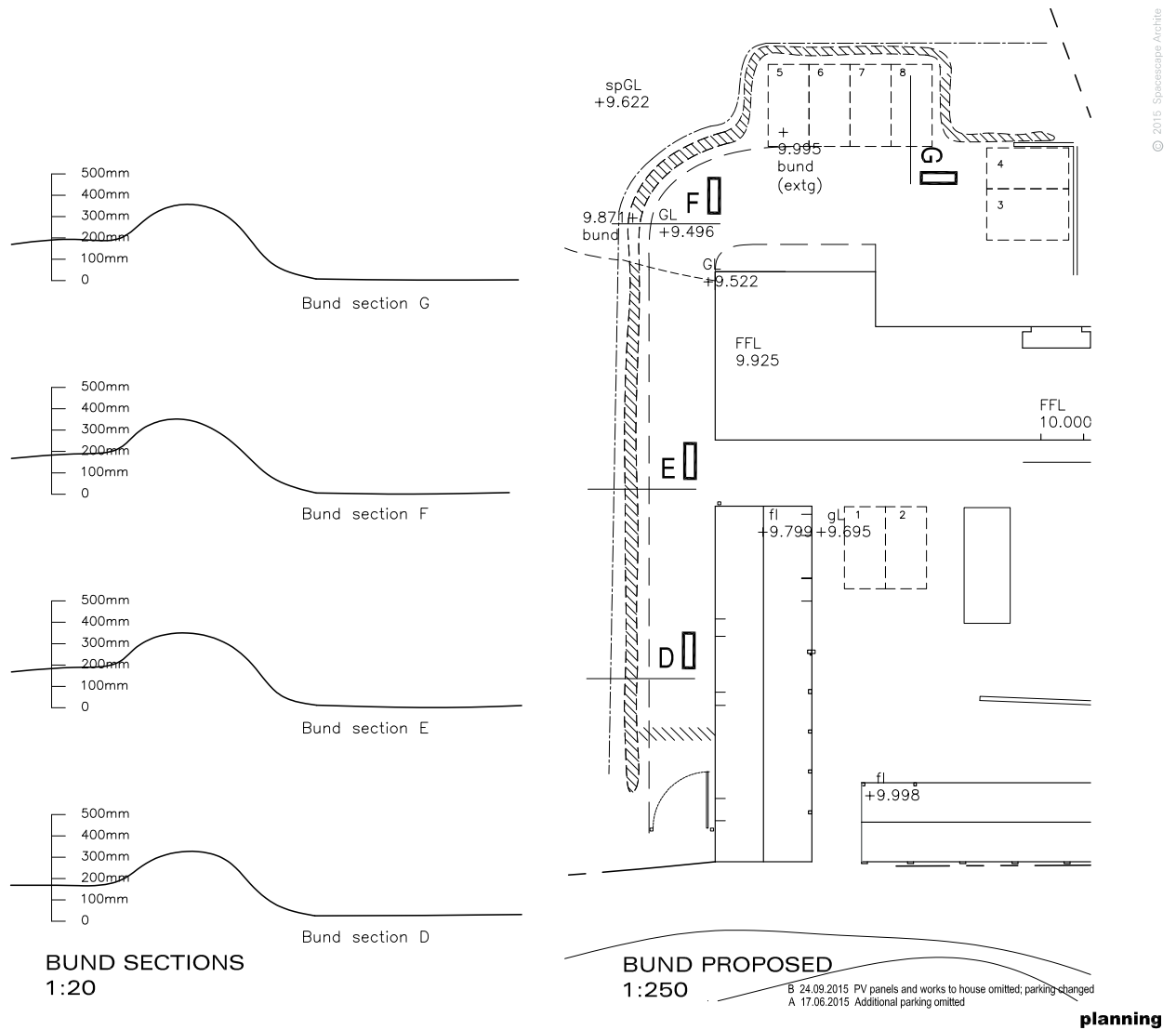


Fig. 2 extract from drawing no. 212/15B (nts), January 2015, submitted as part of planning approval 151837/151838

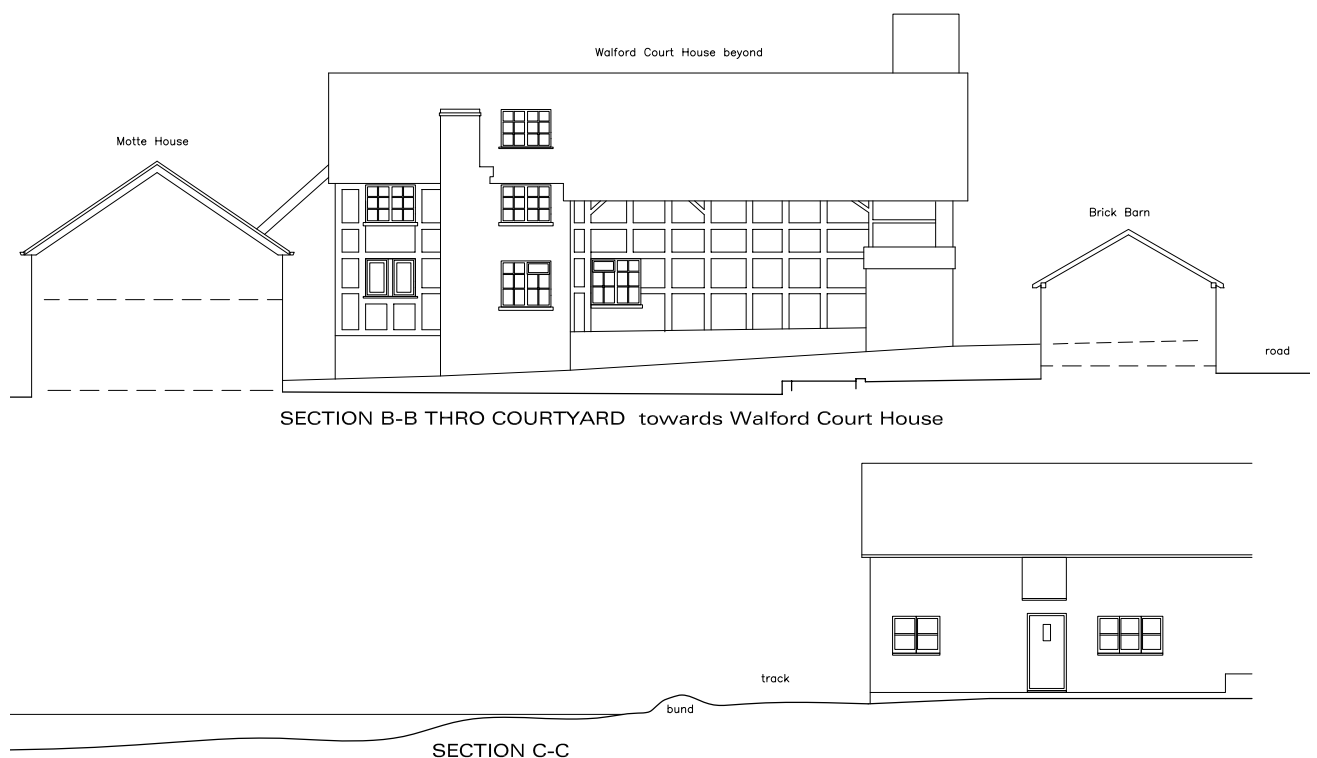


Fig. 3 extract from drawing no. 212/11B (nts), January 2015, submitted as part of planning approval 151837/151838.

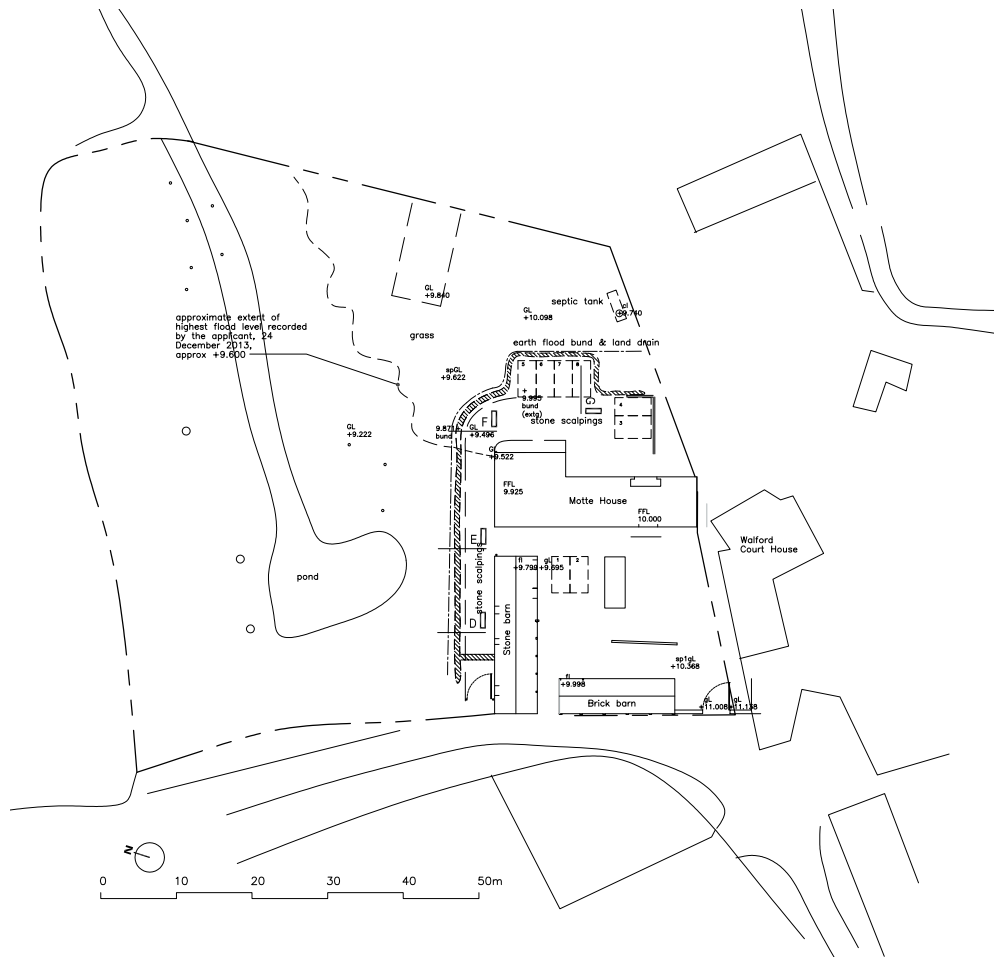


Fig. 4 extract from drawing no. 212/03B (nts), site plan proposed, January 2015, submitted as part of planning approval 151837/151838.