

Flood Risk Assessment

Application: APP/26/00051

Proposal: Single storey rear extension and small raised deck area

Site: 46 Fir Copse Road, Waterloo, PO7 5HZ

Date: 27/01/2026

1. Introduction

This Flood Risk Assessment (FRA) has been prepared on behalf of the applicant in support of proposals at 46 Fir Copse Road, for a single storey rear extension and small raised deck area under application reference APP/26/00051.

2. Flood Risk Policy and Purpose of the Assessment

This FRA is prepared in support of APP/26/00051 and follows:

- National Planning Policy Framework (NPPF) requirements for considering flood risk.
- National flood risk standing advice for local planning authorities.

The aim is to assess flood risk from relevant sources and demonstrate that the site:

- Is in an acceptable flood risk zone for the proposed development.
- Will not increase flood risk elsewhere.
- Has appropriate mitigation where necessary.

3. Site Flood Zone Classification (from Flood Map for Planning)

The government's Flood Map for Planning classifies land as:

- Flood Zone 1: Low risk (less than 0.1 % annual probability).
- Flood Zone 2: Medium risk (0.1–1 % rivers; up to 0.5 % sea).
- Flood Zone 3: High risk (≥ 1 % rivers; ≥ 0.5 % sea).

4. Flood Risk Assessment Findings

- Fluvial / Tidal Flood Risk
 - o The site lies within Flood Zone 2.
 - o This means the annual probability of flooding from rivers/sea is 0.1–1 % rivers; up to 0.5 % sea.
 - o As a residential development it is compatible with this zone subject to appropriate assessment and mitigation.
- Surface Water Flood Risk
 - o According to the RoFSW (Risk of Flooding from Surface Water) map, the site is in a very low risk area.

5. Mitigation and Drainage Strategy

- Finished floor levels above predicted flood levels.
- Sustainable Drainage Systems (SuDS) to manage runoff and not increase flood risk.
- Safe access and exit routes in flood events.
- Proposed development to opposing end of site where flood risk identified.