

ABG ARCHITECTURE LTD

Flood Risk Assessment

Crossover and Parking at

227-235 Minster Road, Minster-on-Sea, Sheerness, ME12 3LH

Flood Zone Statement

1. The site is within Flood Zone 2 as identified on the Environment Agency Flood Map. Grid reference 594347/172633.
2. There is a low risk of surface water flooding with a probability of 0.1% - 1% each year as identified by the Environment Agency.
3. There is between a 1% and 3.3% chance of the site being flooded by rivers and seas each year as identified by the Environment Agency.
4. There are flood defences protecting the site
5. The existing minimum ground level is 5.0m AOD
6. The proposed change of use will create no greater risk than that of the land use.
7. Surface water will be dealt with by using permeable paving

Flood Proofing Measures

In order to address the flood proofing for the proposed develop the following measures will be taken

1. A permeable paving system will be installed to remove any risk to the property or the neighbouring areas.
2. Areas of planting will be introduced to further mitigate any risk from surface flooding.
3. The proposal is to create a parking area and will cause no intensification in the flood zone.
4. The properties will sign up to the government's flood warning service.