

Flood Risk Assessment (FRA) – Flood Zone 3b (Functional Floodplain)

1. Introduction

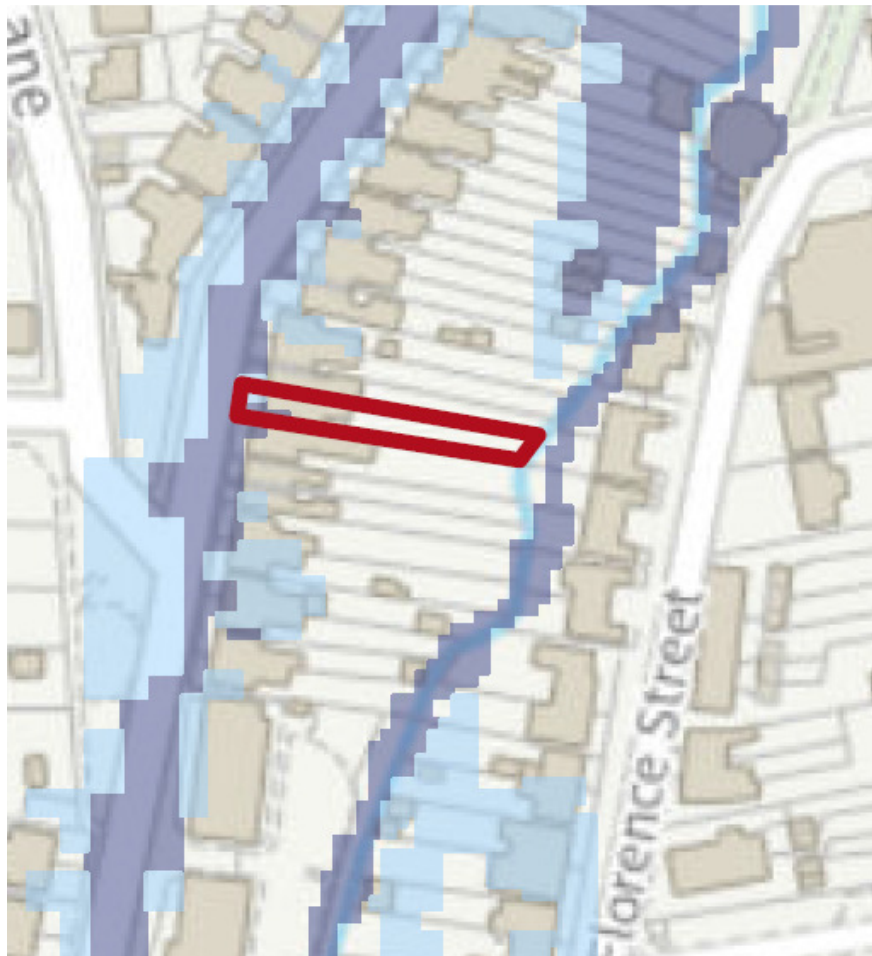
This Flood Risk Assessment has been prepared for the proposed development at 54, Grove Road, Hitchin, which lies within Flood Zone 3b (Functional Floodplain) according to the Environment Agency Flood Map for Planning. Flood Zone 3b represents land where water has to flow or be stored during times of flood, typically experiencing flooding with a 1 in 20 (5%) annual probability or greater.

The purpose of this FRA is to:

- Assess current and future flood risk to the site.
- Demonstrate the development's safety for its lifetime (typically 100 years for residential).
- Ensure the proposal does not increase flood risk elsewhere.
- Outline appropriate mitigation and resilience measures.

2. Site Description

The Western & Eastern boundaries lies within flood zones 2 & 3 but the area of the dwelling to be extended does not.



Current use: Residential

Proposed development: Single storey rear/side extension

Local authority: North Hertfordshire District Council

Topography: The plot is generally flat.

3. Flood Mitigation & Resistance Measures

Minimum FFL set at the same level as the existing dwelling

- Flood-resilient construction (e.g., water-resistant materials up to predicted flood level).
- Flood-resistant doors, windows, and service penetrations.
- Raised electrics and building services.
- Suspended ground floor with under floor void.

4. Surface Water Drainage Strategy (SuDS)

Localised superficial deposit- Sand & gravels therefore infiltration possible (hollowcore soakaways).