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30<sup>th</sup> September 2020

RJ/20/40571/JS

Dear Faye

**RE: Proposed Parking Area, Harpers Cottage, Bridge Street, Brigstock**

Further to our visit to your property on Wednesday 19<sup>th</sup> August 2020, we are satisfied that the development of a small parking area at the above site would not have a significant impact on flood risk.

We are in receipt of Flood Risk Information for Bridge Street, Brigstock from the Environment Agency, reference CCN/2020/181858. This shows the extent of the floodplain and the approximate extent of the Easter 1998 flood event.

The location of the proposed development is within the floodplain, and therefore mitigation measures are proposed.

Earthworks will be required to make up the ground for the parking area, which would take away part of the floodplain. However, our understanding is that you propose to relocate and re-use the substantial existing mounds of soil/debris on site which will help to provide floodplain compensation.

The overall floodplain extends across wide areas adjacent to Harpers Brook, including the Cricket Ground and land surrounding the village hall. The proposed parking area development would occupy a negligible area and volume when compared to the overall extent of the floodplain. Any displacement of this relatively small volume of floodplain would not lead to a significant increase in flood levels over the wider area. It would not be the difference between properties currently not at risk of flooding, becoming at risk.

The proposed levels of the parking area would be subject to a detailed design with the aim of keeping the parking area at a low level that minimises the impact on the floodplain. This would be a balance between highway requirements against the impact on the floodplain.

VAT Registration No.: 670 8636 12

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It is recommended that the proposed parking area is surrounded by an engineered fence or bollards. This is to restrain vehicles to prevent them causing a hazard in the event of floatation in flood water.

It is recommended that a permeable paving solution is used to avoid any run-off from a new impermeable area and any requirement for drainage. The permeable resin bound gravel you suggested would be a suitable solution, with the appropriate materials specified for the overall construction to allow rainwater to drain through. Permeable concrete block paving, or a system such as 'Bodpave' are other options.

We recommend that occupants using the parking area monitor flood and weather warnings so that action can be taken to move vehicles to safe areas when flooding is predicted.

Flood warnings are published by the Environment Agency and can be found here:  
<https://flood-warning-information.service.gov.uk/warnings>

Weather warnings are published by the MET Office and can be found here:  
<https://www.metoffice.gov.uk/weather/warnings-and-advice/uk-warnings>

You advised that you have considered other options and liaised with third parties in this respect. This included access from the Village Hall car park, and access from the east side of the bridge. These have been considered and refused by local authorities for various reasons.

You advised of the following sustainability benefits of the development to the community that might be considered to outweigh flood risk:

- The proposed parking area would remove the requirement for your properties two vehicles to park on Bridge Street.
- Removes the need for you to park opposite the school entrance.
- Frees up capacity on Bridge Street during the 'school run'.
- Frees up capacity on Bridge Street during events in the village, such as the beer festival, which are historically problematic. (You suggested that you may also be minded to offer the parking area for use by others during these events).
- You aspire to own electric vehicles, and the location of the proposed parking area facilitates providing charging points within your own curtilage.

In summary, whilst the development may cause a negligible impact on the floodplain, there has been reasonable consideration of this and potential mitigation measures.

We trust this is satisfactory for your immediate requirements, but please contact us if you have any queries or require further information.

Yours sincerely



David Smith Associates