



# Flood Risk Assessment Report for The Grange, Shimpling, Norfolk, IP21 4UJ

## Prepared for Durrants on behalf of their client

**Date Originated 09/09/2021**

**Rev. 02**

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## DOCUMENT ORIGIN

Revision	Date	Description	Prepared
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## 1.0 Introduction

### 1.1 General

- 1.1.1 This report relates to a planning application for a residential development to convert the existing barn into a new dwelling.
- 1.1.2 This report sets out the results of a flood risk assessment required in support of a planning application for this development. The assessment has been carried out in accordance with the general principles set out in National Planning Policy Framework, Technical Guidance to the National Planning Policy Framework published in March 2012 and Planning Practice Guidance May 2019, Flood risk last updated in March 2014.
- 1.1.3 This report is prepared solely for the benefit of the Client. This report may not be assigned without prior written permission from Clancy Consulting.

### 1.2 Background Information

- 1.2.1 In 2001 the Department for Transport Local Government Regions (DTLR) published Planning Policy Guidance Note 25 (PPG25), which explains how flood risk should be taken into consideration during the planning and development process.

PPG25 has now been replaced by Planning Policy Statement 25: Development and Flood Risk published in March 2010. This latest Policy Statement has been introduced to place more emphasis on the increased flood risk from climate change.

PPS25 specifies a sequential test which local planning authorities should apply to all future proposed development sites. An exception test may also be applied to provide a method of managing flood risk while still allowing necessary development to occur.

- 1.2.2 In March 2012, the Government released National Planning Policy Framework (NPPF) aiming to make the planning system less complex and more accessible, to protect the environment and promote sustainable growth.

NPPF accompanied with the Technical Guidance published also in March 2012 supersedes PPS25 although the principles set out in the new publication remain similar in terms of the flood risk aspect.

The flood risk Practice Guide was published online in March 2014.

In July 2018 the NPPF was updated. This update has highlighted the need for further awareness of flood risk issues for new developments. This has since been revised in February 2019 to include minor clarifications.

- 1.2.3 The following zones define the levels of flood risk:

#### Zone 1: Low Probability

This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year. (<0.1%)

#### Zone 2: Medium Probability

This zone comprises land assessed as having between 1 in 100 and 1 in 1000 annual probability of river flooding (1%-0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.

#### Zone 3a: High Probability

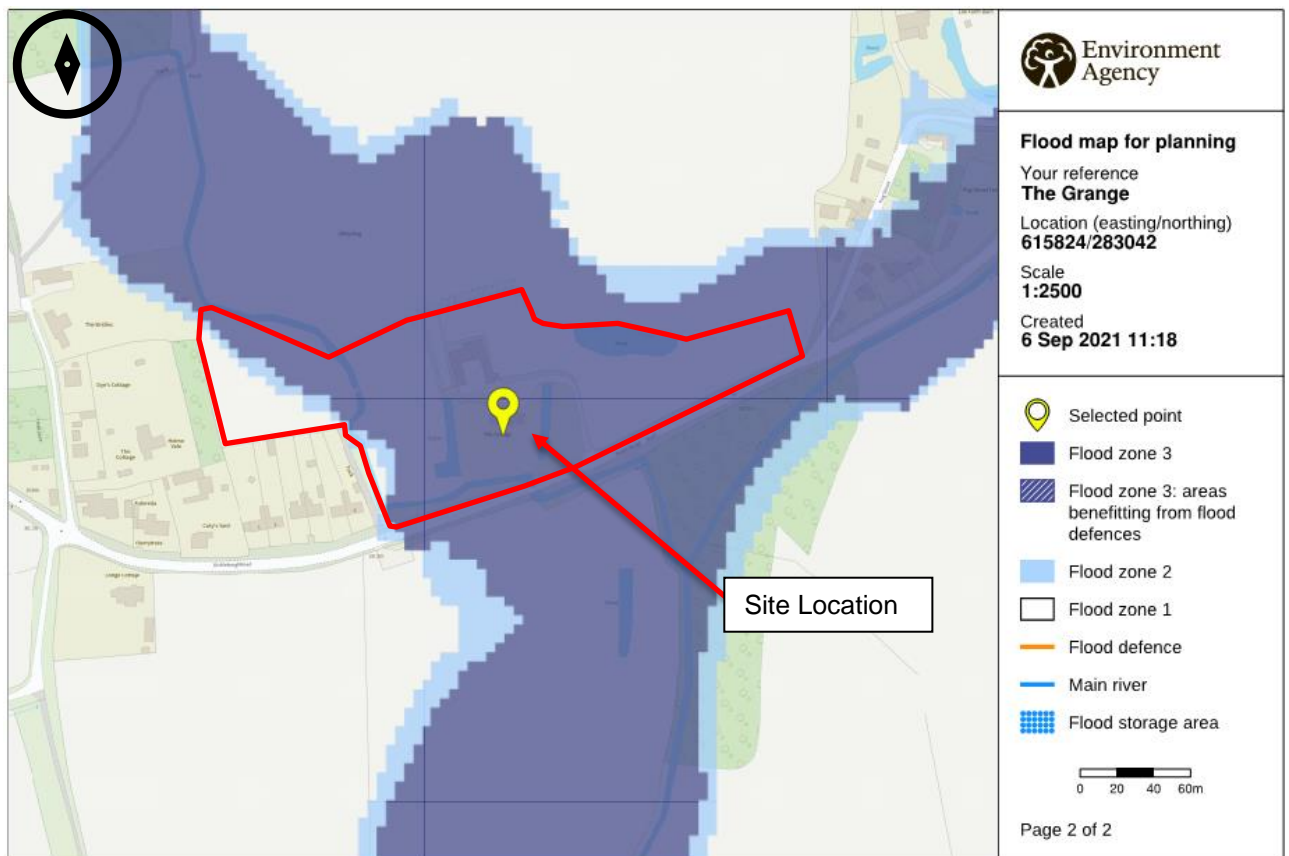
This zone comprises land assessed as having between 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

**Zone 3b: Functional Flood Plain**

This zone comprises land where water must flow or be stored in times of flood. Strategic Flood Risk Assessments should identify this zone.

**1.2.4** As part of its general obligations under the Water Resources Act 1991, The Environment Agency has carried out surveys of its existing defences against flooding and has published a series of nationwide 'Indicative Floodplain Maps' based upon information from historic flood events and basic hydraulic modelling. In general terms, these maps give a good indication of the areas likely to be affected by flooding. More recently, the Environment Agency have published the 'Flood Map' on their website which is based on improved hydraulic modelling and detailed local data. The map indicates Zones 2 and 3 with Flood Zone 1 being all the land falling outside the Zones 2 and 3.

**1.2.5** The EA Flood Map for the area of the proposed development indicates that the majority of the site lies in an area of flood risk zone 3.



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**Figure 1 - EA Flood Map for Planning (Gov.uk)**

## 2.0 Structure of the Report

- 2.1** The report has been structured to follow the general principles set out in the Technical Guidance published in March 2012 along with subsequent revisions.
- 2.2** The methodology for this FRA has comprised a desktop study making reference to the Environment Agency (EA), Royal Borough of Windsor & Maidenhead Strategic Flood Risk Assessment (SFRA), and to relevant plans including plans showing the location of local sewers.
- 2.3** Sources of information
- Flood maps from the Environment Agency published online
  - British Geological Survey
  - Existing site records
  - The Greater Norwich Strategic Flood Risk Assessment Level 1 (November 2017)
  - The Greater Norwich Strategic Flood Risk Assessment Level 2 (February 2021)

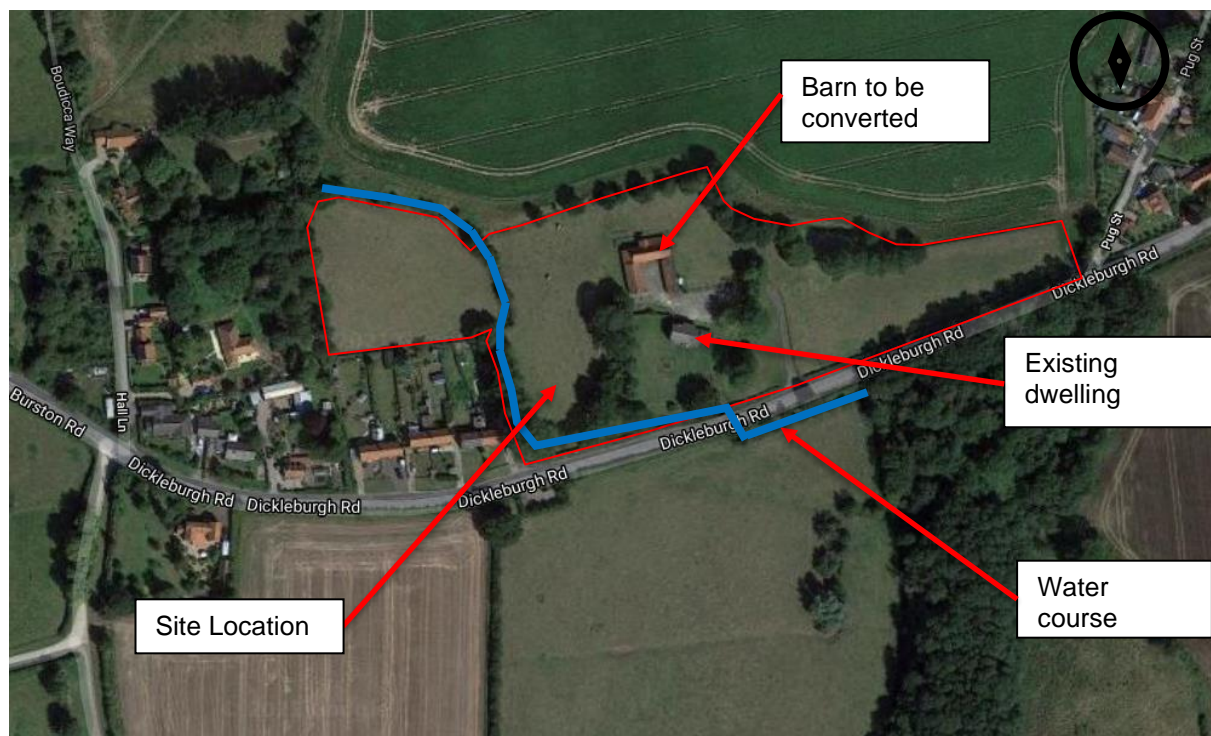
## 3.0 Site Description

### 3.1 Location

3.1.1 The site is located as detailed as below.

OS X (Eastings)	615721
OS Y (Northings)	283002
Nearest Post Code	IP21 4UJ
Lat (WGS84)	N52:24:09 (52.40248704952086)
Long (WGS84)	E1:10:11 (1.1697061407975238)
LR	TM157830 / TM1572183002

**Table 1 – Site Details**



**Figure 2 - Site Location (Google Maps)**

### 3.2 Existing Site Layout and Topography

3.2.1 The Existing site comprises a barn at The Grange, Shimpling, Norfolk, IP21 4UJ.

3.2.2 A topographical survey has been undertaken by Parish Land Surveys which indicates that the ground level varies from 29.57mAOD to 27.75mAOD. The site slopes down from west to southeast. The existing permeable and impermeable area are approximately 94.7% (20899m<sup>2</sup>) and 5.3% (1178m<sup>2</sup>) of the site, respectively.

3.2.3 A water course/drainage ditch runs through the site from the northwest corner to the south.

### 3.3 Geology

- 3.3.1 The British Geological Survey's (BGS) online geological maps indicates the site is underlain by Lewes Nodular Chalk Formation, Seaford Chalk Formation, Newhaven Chalk Formation, Culver Chalk Formation and Portsdown Chalk Formation (undifferentiated) with Superficial deposit of head and alluvium consisting of clay, slit, sand and gravel.
- 3.3.2 A site investigation is not available at the time of writing this report, although existing historical data available to us has been used to aid this report.

### 3.4 Hydrogeology

- 3.4.1 The Environment agency's Groundwater Map identifies that the site is in medium vulnerability.

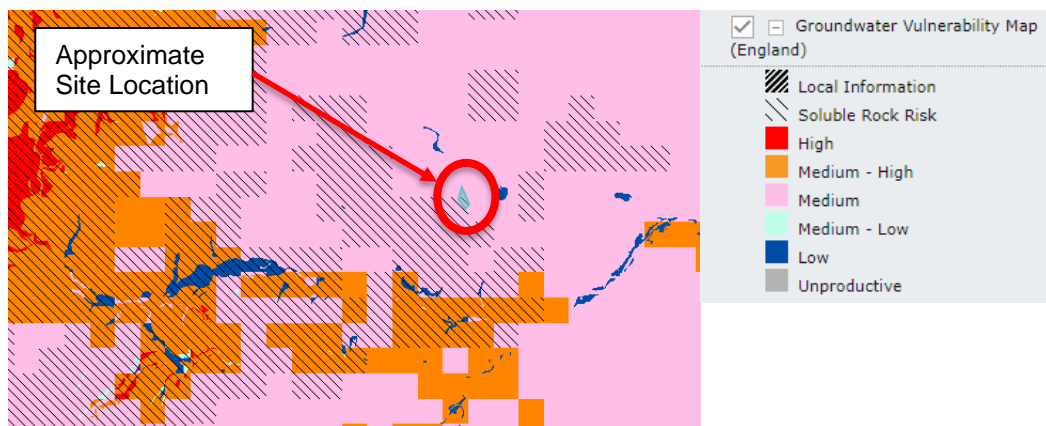


Figure 3 - Aquifer Designation Map (Ground Water vulnerability) (magic.defra.gov.uk)

- 3.4.2 The Environment Agency's Groundwater Map identifies that the Superficial Deposits underlying the site are classified as a Secondary (undifferentiated), and the Bedrock as principal, see Figures 4 & 5.

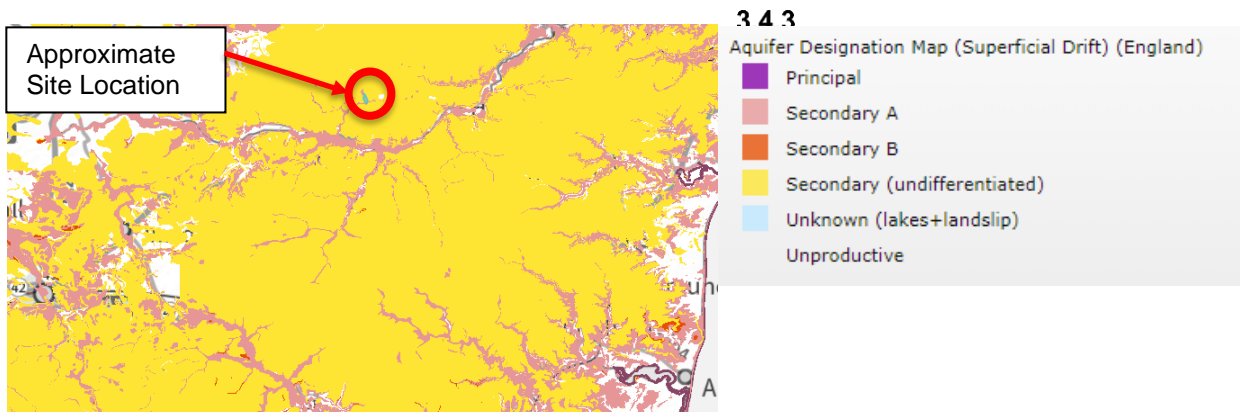


Figure 4 - Aquifer Designation Map (Superficial Drift) (magic.defra.gov.uk)



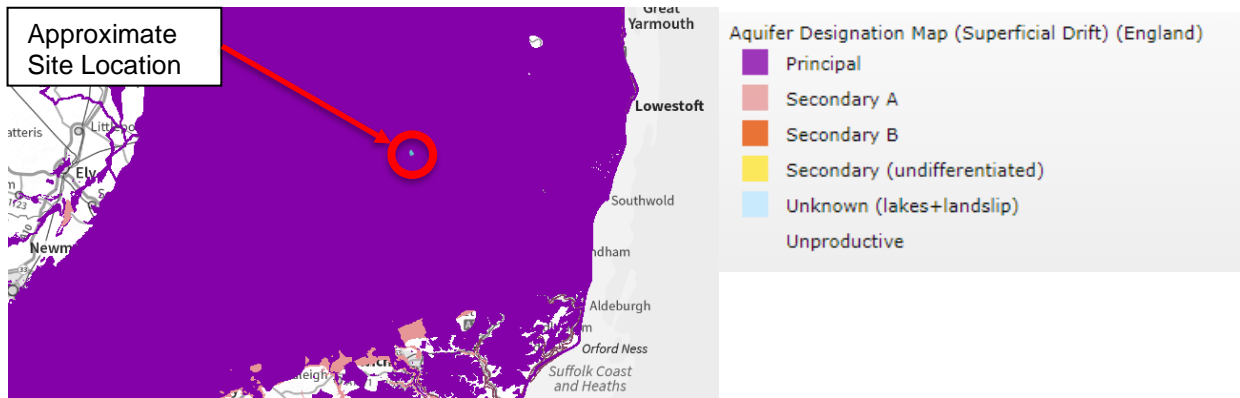


Figure 5 - Aquifer Designation Map (Bedrock) (magic.defra.gov.uk)

3.4.4 There are ditches and a pond within the site boundary, see Figure 6.

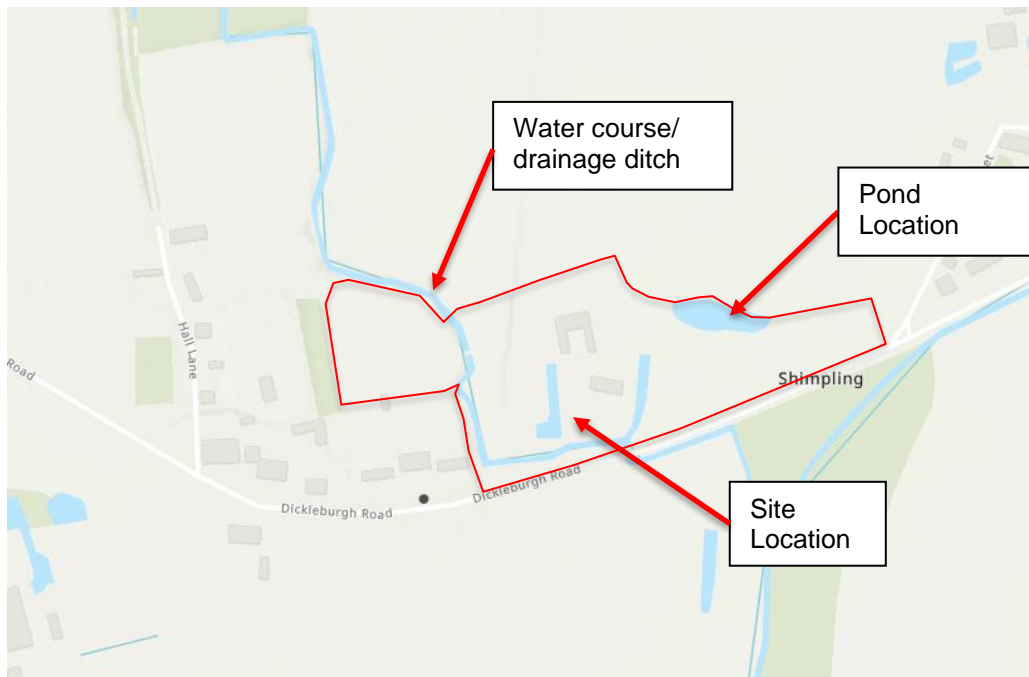


Figure 6 - Main River Network Map (arcgis.com)

## 4.0 Proposed Development

### 4.1 Description

- 4.1.1 The proposed development is on brownfield area comprises a barn conversion to a house as indicated on the Architects drawings included within **Appendix A**.
- 4.1.2 The impermeable area for the proposed development will increase by 1.1% (242m<sup>2</sup>) due to minimal external changes with a parking area provided.

### 4.2 Vulnerability and Classification

- 4.2.1 The gov.uk website provides information on the flood risk vulnerability for new development.
- 4.2.2 Table 2 of the NPPF indicates the residential developments to be “**More Vulnerable**”, see **Table 2**.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test Required	✓	✓	✓
Zone 3a†	Exception Test Required†	✗	Exception Test Required	✓	✓
Zone 3b*	Exception Test Required*	✗	✗	✗	✓

**Table 2 - Flood Risk Vulnerability and Flood Zone 'Compatibility' (Gov.uk)**

**Key:**

✓ Development is appropriate

✗ Development should not be permitted

† In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

\*\* “ In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood;
- result in no net loss of floodplain storage;
- not impede water flows and not increase flood risk elsewhere.

- 4.2.3 The NPPF (Technical Guidance) Table 3, Flood Risk Vulnerability and Flood Zone Compatibility matrix, indicates that “**More Vulnerable**” development proposals in **Flood Zone 3** require exception test.
- 4.2.4 The majority of the site is greenfield, and it is in flood zone 1, 2 and 3. The proposed development is in flood zone 3 which requires an exception test according to table 2 of the NPPF. It will be necessary to demonstrate that the site is safe from flooding for the lifetime of the development, and it will not increase flooding anywhere else.

## 5.0 Flood Potential

### 5.1 Potential for Flooding

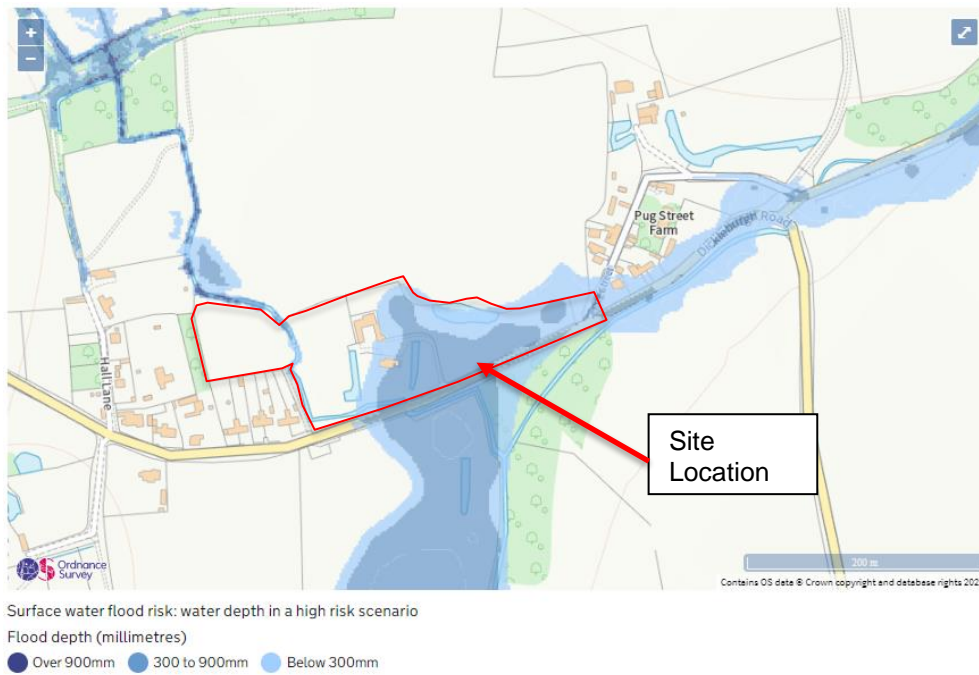
- 5.1.1 The site is located within **Flood Zone 3** in terms of flooding from any nearby water course.
- 5.1.2 There are, therefore, five potential sources of flooding at the site which will be addressed in more detail in this report, i.e.
- (i) From water courses.
  - (ii) From surface-water overland flow off site.
  - (iii) From high groundwater levels.
  - (iv) From artificial sources, such as reservoirs.
  - (v) From the surcharging of drains or sewers on the site.

#### (i) Flooding from Water Courses

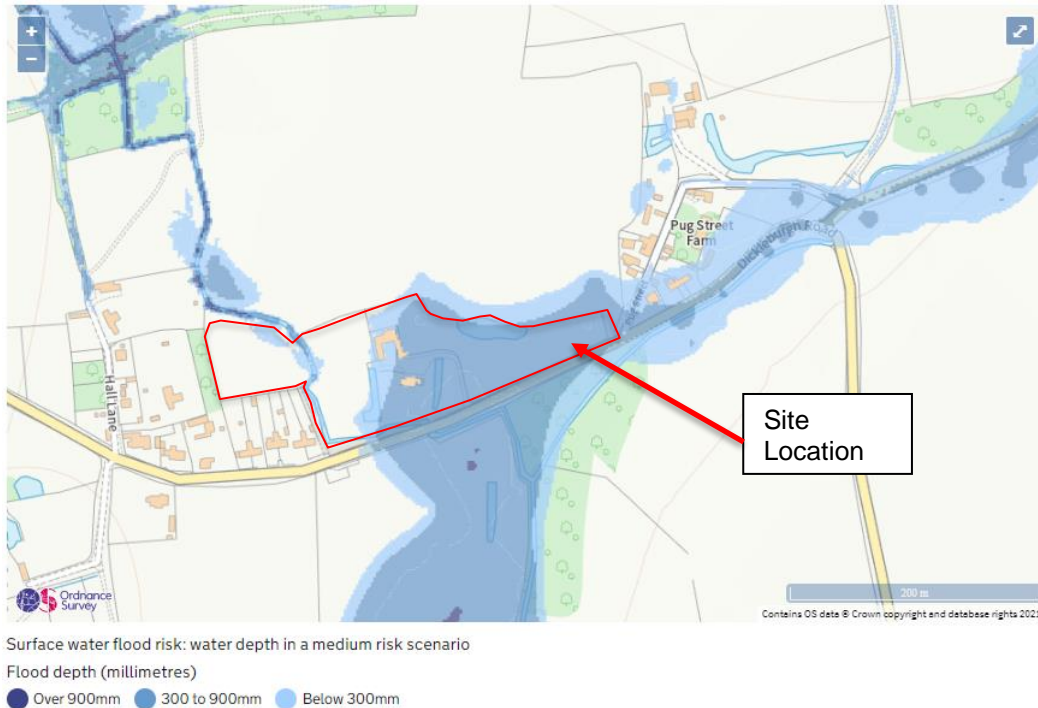
- 5.1.3 The water course is maintained by the Waveney, Lower Yare and Lothingland Internal Drainage Board. There is no information regarding the watercourse available, but it is understood that the watercourses area well maintained.
- 5.1.4 The Environment Agency was contacted to request flood level data or the site, but no detailed flood modelling is available, see correspondence in appendix B.
- 5.1.5 While no data is available, we have used the flood map for planning and topographic survey to identify the high and low points on the site and to ascertain potential flood levels from a practical desktop assessment. Refer to Appendix C.
- 5.1.6 From the review, it can be seen that the water course / drainage ditch is approximately 50m from the proposed development at its closest position. The typical water level for the ditch is approximately 27.10 at the closest point. The proposed finished floor level of the barn (with the inclusion of insulation and screed) will be 28.79 m AOD. The flood level of the will therefore be, 1.69m above the usual water level.
- 5.1.7 The barn is generally at an elevated position on the site and is also protected to some extent from the water course by an elevated area to the northwest which could deflect flood water to the South.
- 5.1.8 Overall, the barn conversion development will be one of the last places to flood on the site and due to the nature of the catchment and rise in water level required any residents will have ample warning to either leave the property or head to a higher level within the dwelling (there is a proposed mezzanine level at 31.39 which will remain dry at all times.

(ii) **Flooding from Surface Water – Overland flow**

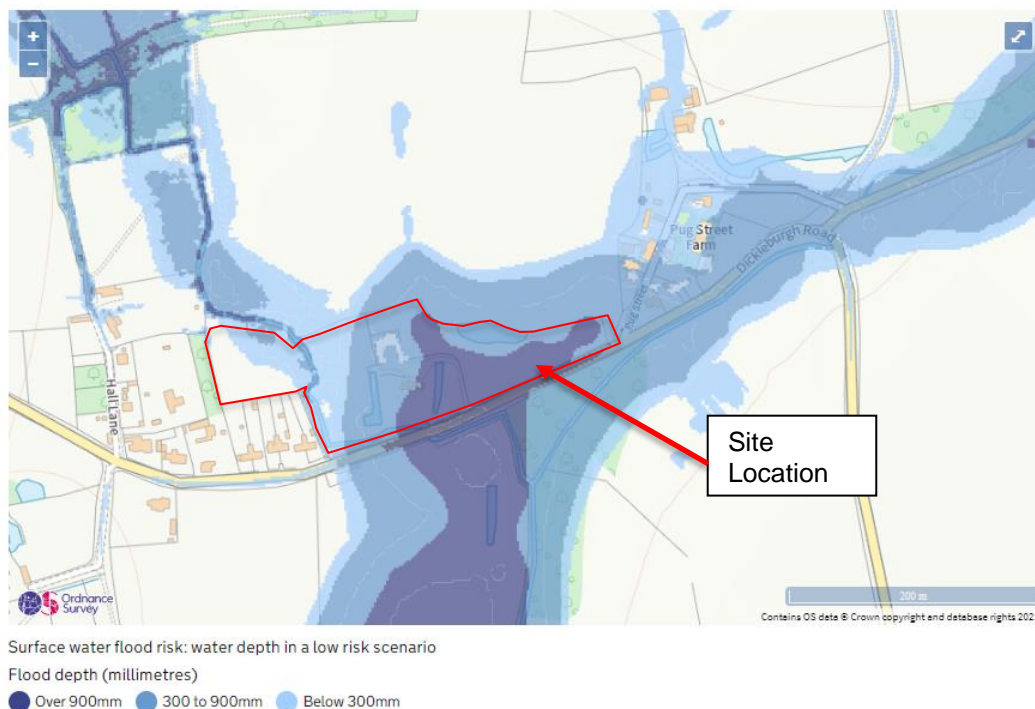
5.1.9 During extreme rainfall events, or due to poor gully drainage maintenance, there will times when gully capacity is exceeded which will lead to surface flow within the surrounding roads. Mapping for this form of flooding is shown on the Environment Agency web site.



**Figure 7 – Surface water flood risk: water depth in a high risk scenario (Gov.uk) – Barn not affected.**



**Figure 8 - Surface water flood risk: water depth in a medium risk scenario (Gov.uk)- Barn not affected with raised proposed Ground Level**

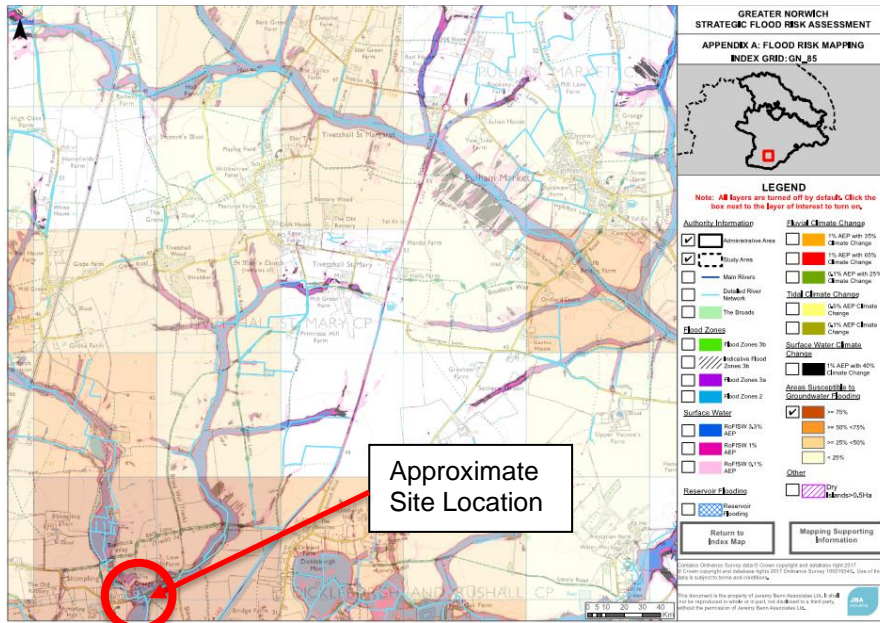


**Figure 9 - Surface water flood risk: water depth in a low risk (Extreme Events) scenario (Gov.uk)**

5.1.10 Surface water flooding maps figure 7, 8 and 9 indicates the flood depth at high to low risk scenarios. The barn is not shown to flood during the more frequent flood events and will only flood during extreme flooding.

(iii) **Flooding from Groundwater**

5.1.11 Flood risk mapping (**Figure 10**) from Greater Norwich Strategic Flood Risk Assessment shows that the site is at  $\geq 75\%$  of ground water flooding. Therefore, the risk of ground water flooding is high.



**Figure 10 - Areas susceptible to Groundwater Flooding**

5.1.12 The proposed development is above ground only and at a high point on the site so there will be no issues with ground water flooding.

(iv) **Flooding from Artificial Sources - Reservoirs**

5.1.13 Artificial sources of flooding are potentially from man-made structures and infrastructure. The Environment Agency have modelled the potential effect of flooding from failures in retaining structures containing reservoirs. The blue area on the map below indicates potential flooding. It can be seen from **Figure 11** below that the site does not fall into the extents of reservoir flooding.



**Figure 11 - Flood Risk from Reservoir Flooding (Gov.uk)**

**5.1.14** It should be noted that reservoir flooding is extremely unlikely to happen. There has been no loss of life in the UK from reservoir flooding since 1925. All large reservoirs are inspected and supervised by reservoir panel engineers. As the enforcement authority for the Reservoirs Act 1975 in England, the Environment Agency ensure that reservoirs are inspected regularly, and essential safety work is carried out. The risk of flooding from reservoirs at this site is low.

**(v) Flooding from Drainage on site.**

**5.1.15** Flooding could occur if the on-site drainage system becomes blocked or a rainfall event exceeds the design capacity. See Section 6 for drainage details.

**5.2 Existing Historical Flood Information**

**5.2.1** There are no records of the site having flooded. The current owners have lived at the property since the 1960's when the adjacent dwelling was constructed.

**5.2.2** A flood event was recorded by the LLFA in 2016 in Burston which is 2km from the development. (Refer to report - South Norfolk 2013 2016 FIR 036) It was understood that flooding occurred after heavy rainfall. The development site was not affected at this time.

## 6.0 NPPF and Local Policy

### 6.1 Planning Policy Requirements

The proposed site has been classified as being within Flood Zone 3.

NPPF considers residential developments as “more vulnerable” in respect of flood risk.

The NPPF (Technical Guidance) Table 3, Flood Risk Vulnerability and Flood Zone Compatibility matrix, indicates that “less vulnerable” development proposals in Flood Zone 3 requires an exception test.

### 6.2 Exception Test

The above assessment has indicated that the site may be vulnerable to flooding during extreme rainfall events which could cause overland flows or the local drainage ditch to flood.

Due to the elevated position of the property on the site, the former barn will be one of the last parts of the site flood which will provide the homeowners with some time to reach an area of safety. In addition, the Environment Agency provides a Flood Alert service for this address and the homeowners will be able to sign up for this.

As part of the development, the ground floor will be elevated above its present level using insulation and a screed thus providing additional protection. Also, as part of the development an upper mezzanine floor is being provided which would provide emergency refuge if required.

In addition to the above, it will be possible to provide further flood resilience measures as part of the proposed conversion for residential use. This will help prevent water entry or ensure that materials are used in the development that will not be damaged during a flood. See appendix 9.

On the basis of the above, it can be considered that the development can remain safe for the lifetime of the property. (100 years)

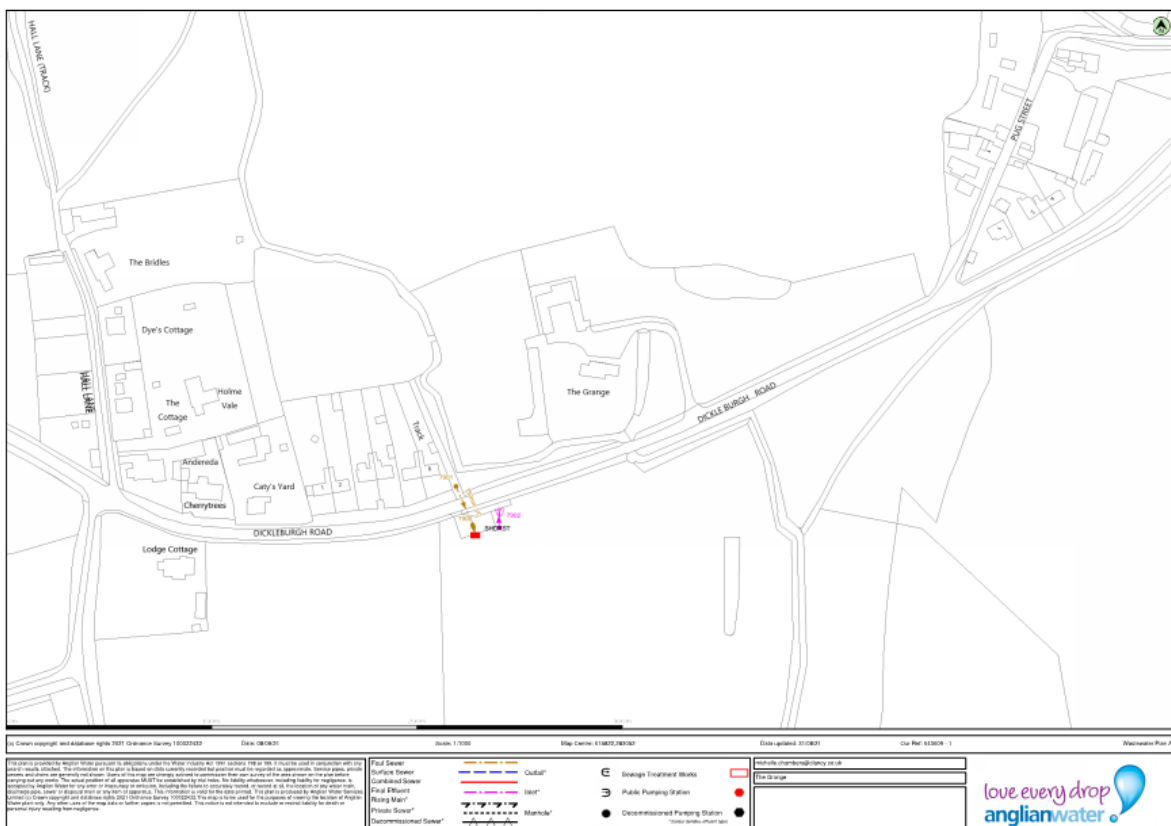
To pass the exception, it should be demonstrated that the development provides a wider sustainability benefit which will be demonstrated by others.



## 7.0 Drainage

### 7.1 Existing Drainage

- 7.1.1 Public sewer record for the site have been obtained from Anglian Water. Anglian Water asset plans indicate present of foul water sewer and treatment works and its discharge to the ditch adjacent to the site, its unknown whether the existing site connects to this, see **Figure 11**.
- 7.1.2 Topographical survey has been undertaken by Parish Land Surveys which indicates that the ground level varies from 29.57mAOD to 27.75mAOD.
- 7.1.3 CCTV survey is not available at the time of writing this report. However, it is understood that surface water from the barn currently discharges to the adjacent ponds and drainage system.



**Figure 70 - Asset Plan (Anglian Water)**

### 7.2 Proposed Drainage

The proposed surface water drainage will be discharged as existing. There is a very small increase in external hard surfacing which will run-off to the existing soft landscaping. Additional measures, such as the use of permeable paving and storm water attenuation could also be provided for wider community benefits for the reduction of flood water and reduced flood risk elsewhere.

## 8.0 Conclusions and Recommendations

- 8.1.1** This report gives details of the flood risk assessment, which has been carried out in relation to the proposed conversion of an existing barn for residential use at The Grange, Shimpling, Norfolk, IP21 4UJ.
- 8.1.2** While the development may potentially be affected by extreme rainfall and fluvial flood events and the risk of flood water reaching the property cannot be ruled out, this assessment demonstrates that the development will be safe for occupants for the lifetime of the development with the provision of additional safety measures. The proposed development raises the existing ground floor level to reduce the risk of water entering the building and provides an additional mezzanine floor area for safe dry refuge. The development presents the opportunity to improve the flood resilience of the property through the mitigation measures noted in appendix 9.0.
- 8.1.3** The Proposed development meets NPPF and Local Policy requirements.
- 8.1.4** Key mitigation measures include:
- Drainage Improvements
  - Elevated ground floor level.
  - Provision of an upper floor level for safe refuge.
  - Signing up to flood alerts from the Environment Agency.
  - Improvements to flood resilience of the building and materials used for construction.

## 1.0 Flood Mitigation Measures

It is recommended that occupiers of the dwelling sign up to the government flood alerts.

<https://www.fws.environment-agency.gov.uk/app/olr/address.jsessionid=-ZUYV4ZzhWazVSBP0FaYGeMt-hnia06sLuCuq6Wu4jvPbAcf66j9!-1349652349>

The post code can be entered and the address can be registered.  
The EA provide a flood alert system for this address.

Householders can also use the EA website to review local flood advice.  
Flood Warnings- <https://flood-warning-information.service.gov.uk/warnings?location=IP21+4UJ> will give details for flood warnings in this area, this site can be used to help understand the potential of flooding within a specific location. This website also gives details of what to do before, during and after a flood incident.

These services would provide adequate warning in the event of high flood and the potential need to evacuate lower ground levels to the upper floors of the property.

It is also recommended that the designers of the project follow recommended guidance on flood resilience. <https://www.floodguidance.co.uk/bs-85500/>

This standard gives flood resilience guidance for designers of properties, by advising on suitable materials and details for construction. This document is designed to help provide resilient solutions to all sources of flooding.

The main focus points of this standard are:

- Areas on a building where flood resilience and resistance measures are applicable.
- Reducing the impacts of flooding from various sources
- Promoting the use of suitable materials and construction techniques

This might include:

- Use of materials with low permeability.
- Use for flood resilient materials such as lime plaster and designing of raised electrical sockets.
- Access to spaces to allow drying and cleaning.
- PVC based skirting.
- Resilient insulation.

Addition to advice for designers the following guide also provides good advice for homeowners.

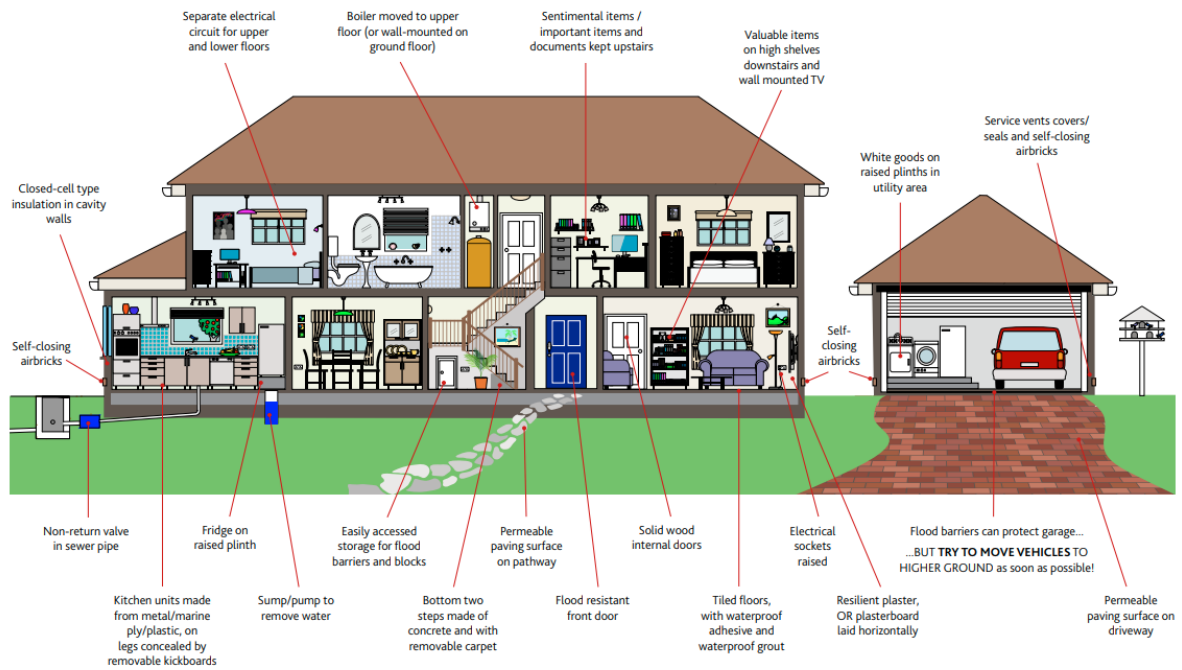
The full document can be downloaded here:

[https://lmkcorp1.s3.amazonaws.com/s3fs-public/FloodGuide\\_ForHomeowners.pdf](https://lmkcorp1.s3.amazonaws.com/s3fs-public/FloodGuide_ForHomeowners.pdf)

An extract is shown below.

### Combined resistance and resilience measures

Keeping water out for as long as possible buys valuable time to raise / move your belongings.



## Appendix A

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CDM 2015 DESIGNER RISK INFORMATION
In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing which a competent contractor should be able to control using normal good practice and procedures. <b>NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-</b>
<b>CONSTRUCTION</b>
<b>MAINTENANCE/CLEANING</b>
<b>DECOMMISSIONING/DEMOLITION</b>
Further information can be found on designer risk assessment number / document ref:-
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Rev	Date	Details	Drawn	Checked

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Drawing Title:  
CLASS Q BARN CONVERSION  
PROPOSED FLOOR PLAN

Drawn	Checked	Size	Scale	Date
JR	DM	A3	1:100	JULY 2021
Project No.	Drawing No.	Revision		
303966	20-06			

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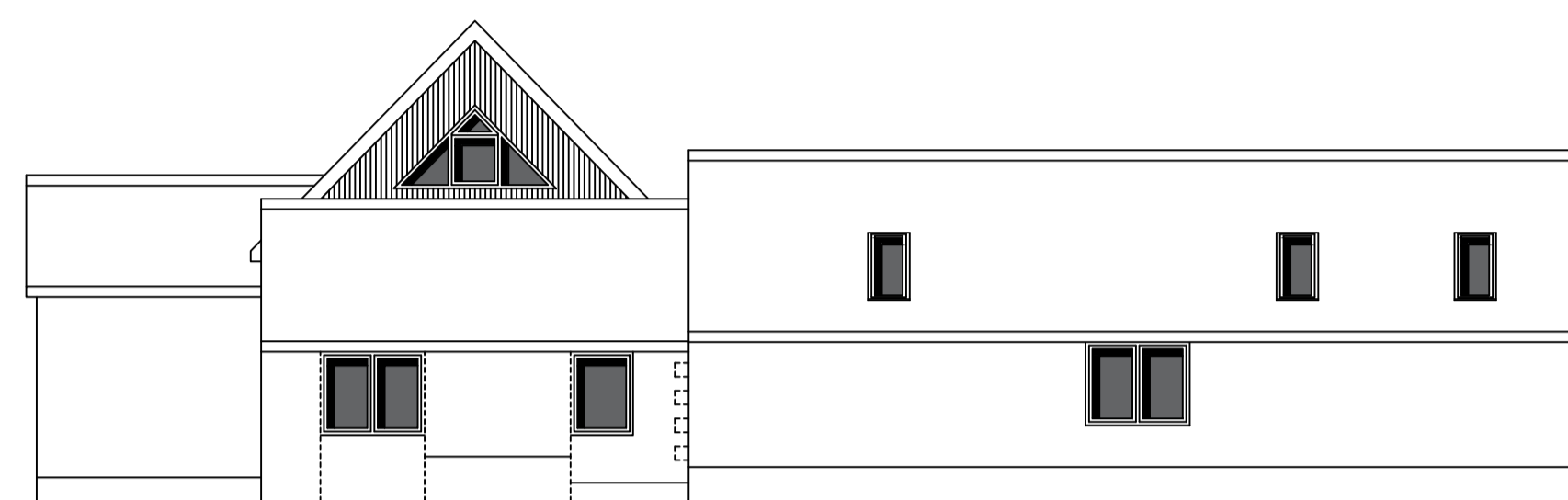
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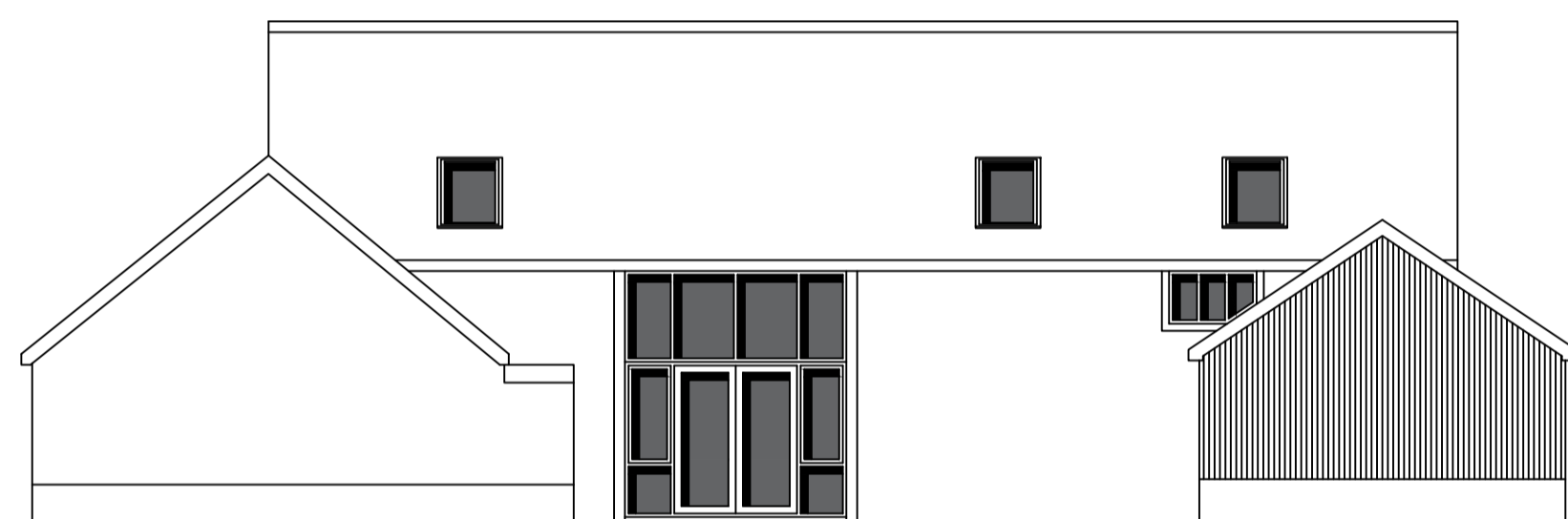
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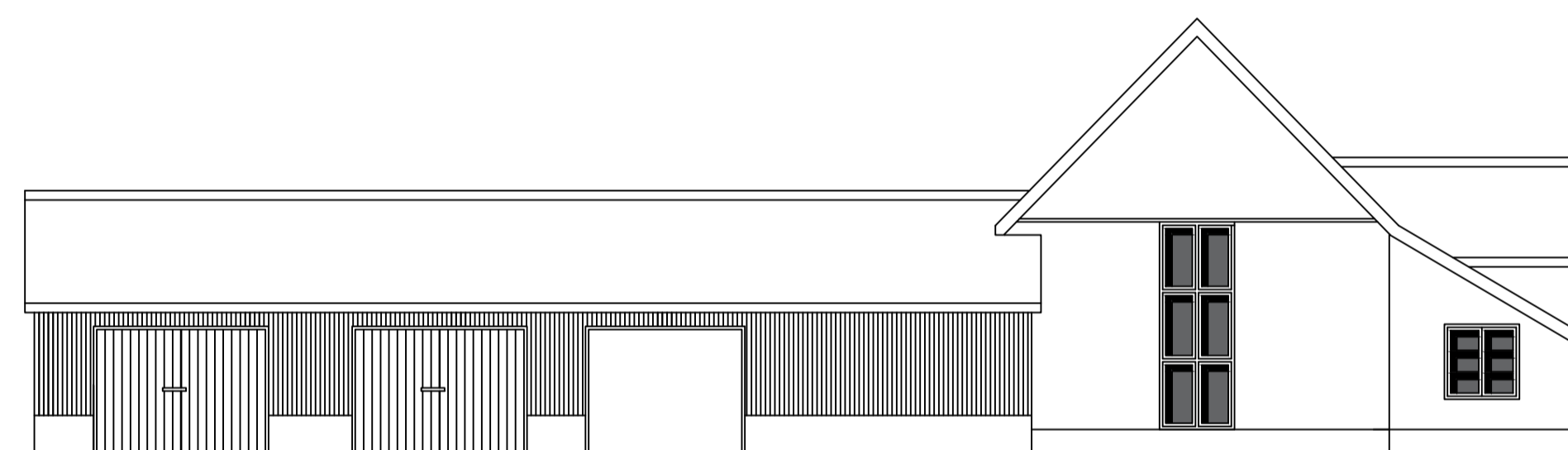
NORTH ELEVATION



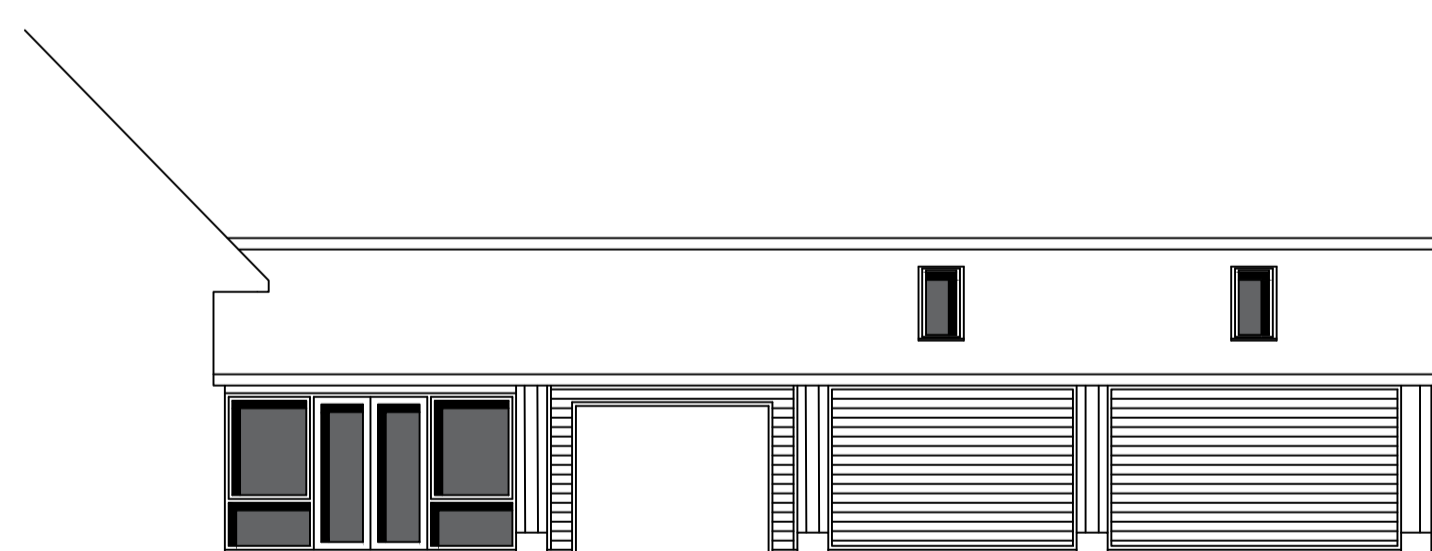
WEST ELEVATION



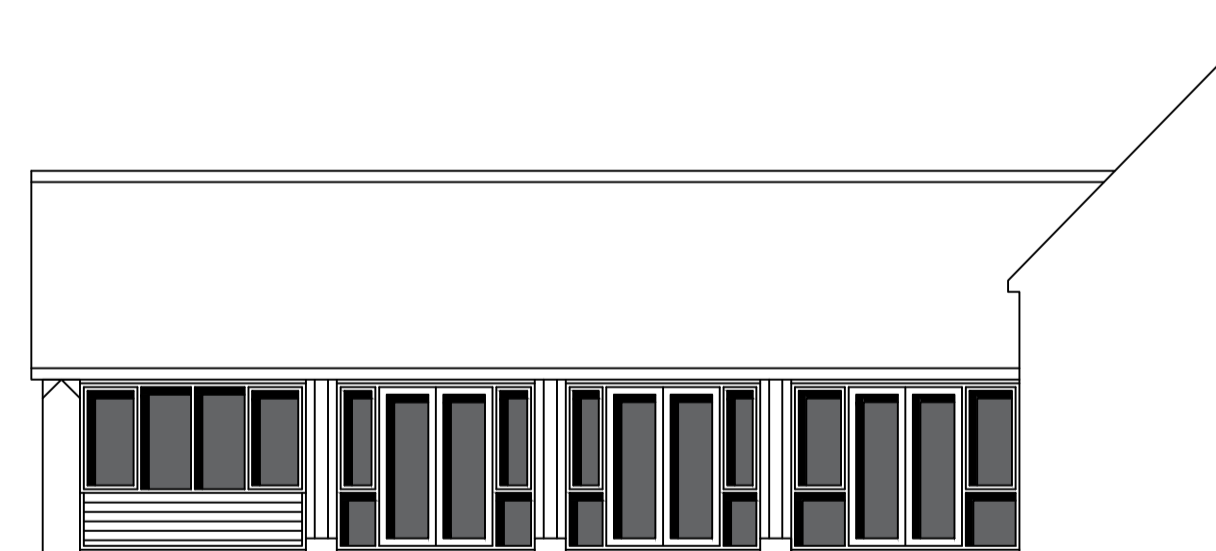
SOUTH ELEVATION



EAST ELEVATION



COURTYARD ELEVATION OF EAST WING



COURTYARD ELEVATION OF WEST WING

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 PROPOSED ELEVATIONS

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JR	DM	A1	1:100	AUGUST 2021

Project No.	Drawing No.	Revision.
303966	20-07	

**DURRANTS BUILDING CONSULTANCY**  
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 Diss, Norfolk, IP22 4JZ

Tel: 01379 646603  
 Mail: buildingconsultancy@durrants.com  
 Website: www.durrantsbuildingconsultancy.com



## Appendix B



# Shimpling



**DRAWING NOTE**  
 - This drawing must not be reissued, loaned or copied without the written consent of Durrants.  
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 DO NOT SCALE FROM DRAWING

CDM 2015 DESIGNER RISK INFORMATION
In addition to the hazards/risks normally associated with the type of construction work detailed on this drawing which a competent contractor should be able to control using normal good practice and procedures. <b>NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-</b>
<b>CONSTRUCTION</b>
<b>MAINTENANCE/CLEANING</b>
<b>DECOMMISSIONING/DEMOLITION</b>
Further information can be found on designer risk assessment number / document ref:-
It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed

Rev	Date	Details	Drawn	Checked

Issued for: **PLANNING**

Client/Project:  
 EXECUTORS OF THE LATE MRS P SEARLE  
 THE GRANGE, DICKLEBURGH ROAD,  
 SHIMPLING, DISS, NORFOLK. IP21 4LU

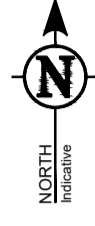
Drawing Title:  
 CLASS Q CONVERSION  
 PROPOSED SITE LOCATION PLAN

Drawn	Checked	Size	Scale	Date
JR	DM	A3	1:1250	AUGUST 2021
Project No.	Drawing No.	Revision		
303966	20-01			

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 Website: www.durrantsbuildingconsultancy.com





PLS-641 - Durrants - 300177 - The Grange, Shimpling, Norfolk. IP21 4UJ - Topographical Survey 2D  
 All survey data to Ordnance Survey National Grid (OSTN15) (OSGM15)

*Survey Carried Out By Parish Land Surveys 5th March 2021*

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**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

Further information can be found on designer risk assessment number / document ref:-

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Rev.	Date	Details	Drawn	Checked
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Issued for: **PLANNING**

Client/Project:  
 EXECUTORS OF THE LATE MRS P SEARLE  
 THE GRANGE, DICKLEBURGH ROAD,  
 SHIMPLING, DISS. IP21 4UJ

Drawing Title:  
 CLASS Q CONVERSION  
 TOPOGRAPHICAL SURVEY

Drawn: JR	Checked: DM	Size:	Scale: 1:500	Date: AUGUST 2021
Project No. 303966	Drawing No. 20-08	Revision:		

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<b>CONSTRUCTION</b>	
<b>MAINTENANCE/CLEANING</b>	
<b>DECOMMISSIONING/DEMOLITION</b>	
Further information can be found on designer risk assessment number / document ref:-	
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Rev.	Date	Details	Drawn	Checked

Issued for:

**PLANNING**

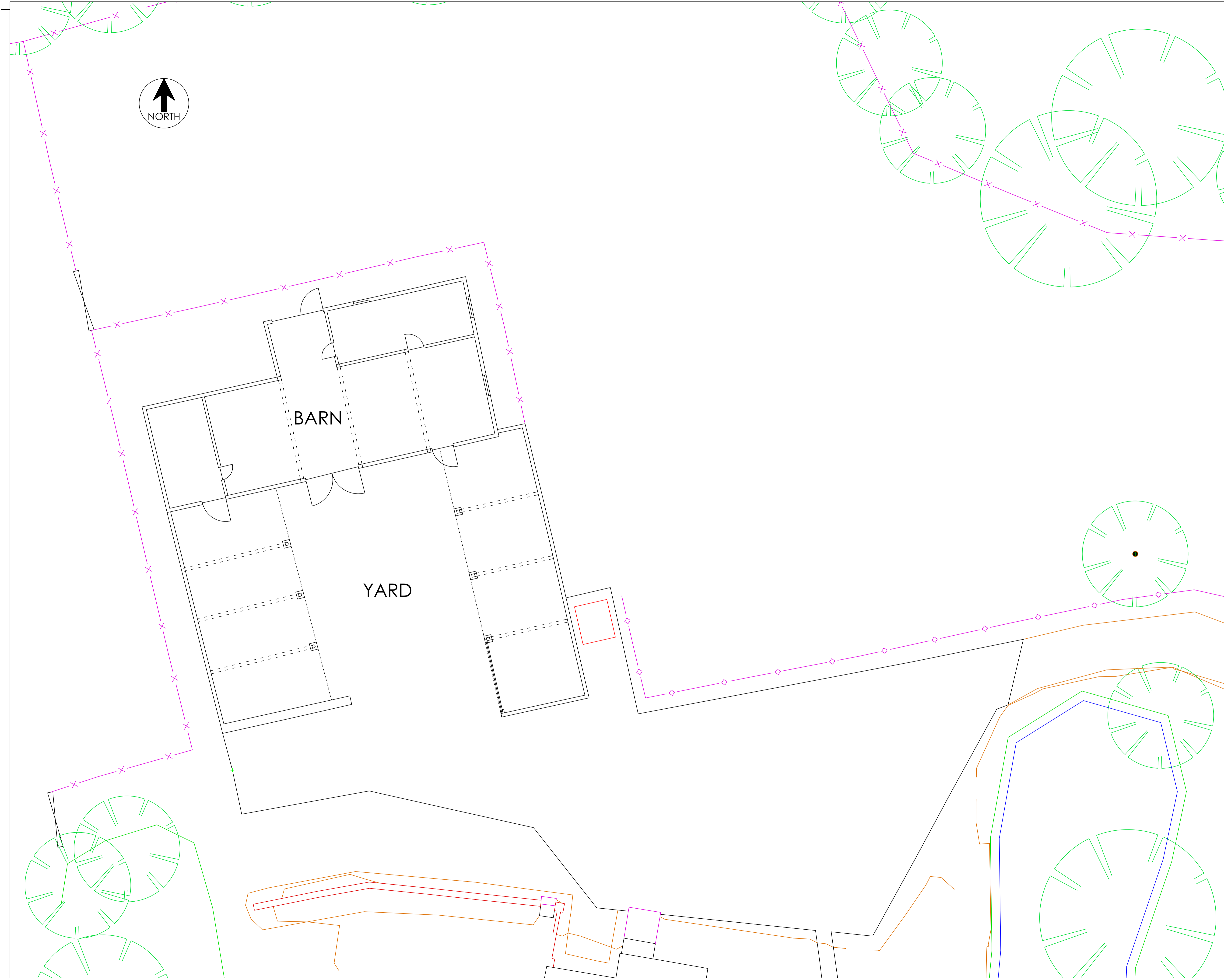
Client/Project:  
 EXECUTORS OF THE LATE MRS P SEARLE  
 THE GRANGE, DICKLEBURGH ROAD,  
 SHIMPLING, DISS, NORFOLK. IP21 4LU

Drawing Title:  
 CLASS Q CONVERSION  
 EXISTING SITE AND ROOF PLAN

Drawn	Checked	Size	Scale	Date
JR	DM	A1	1:500	AUGUST 2021
Project No.	Drawing No.	Revision		
303966	20-02			

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**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

Further information can be found on designer risk assessment number / document ref:-

It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed

Rev.	Date	Details	Drawn	Checked
------	------	---------	-------	---------

Issued for: **PLANNING**

Client/Project:  
**EXECUTORS OF THE LATE MRS P SEARLE  
 THE GRANGE, DICKLEBURGH ROAD,  
 SHIMPLING, DISS. IP21 4UJ**

Drawing Title:  
**CLASS Q CONVERSION  
 EXISTING PLAN**

Drawn:	Checked:	Size:	Scale:	Date:
JR	DM		1:100	AUGUST 2021
Project No.	Drawing No.	Revision:		
303966	20-03			

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**NOTE THE FOLLOWING UNUSUAL AND EXTRAORDINARY RISKS TO HEALTH AND SAFETY:-**

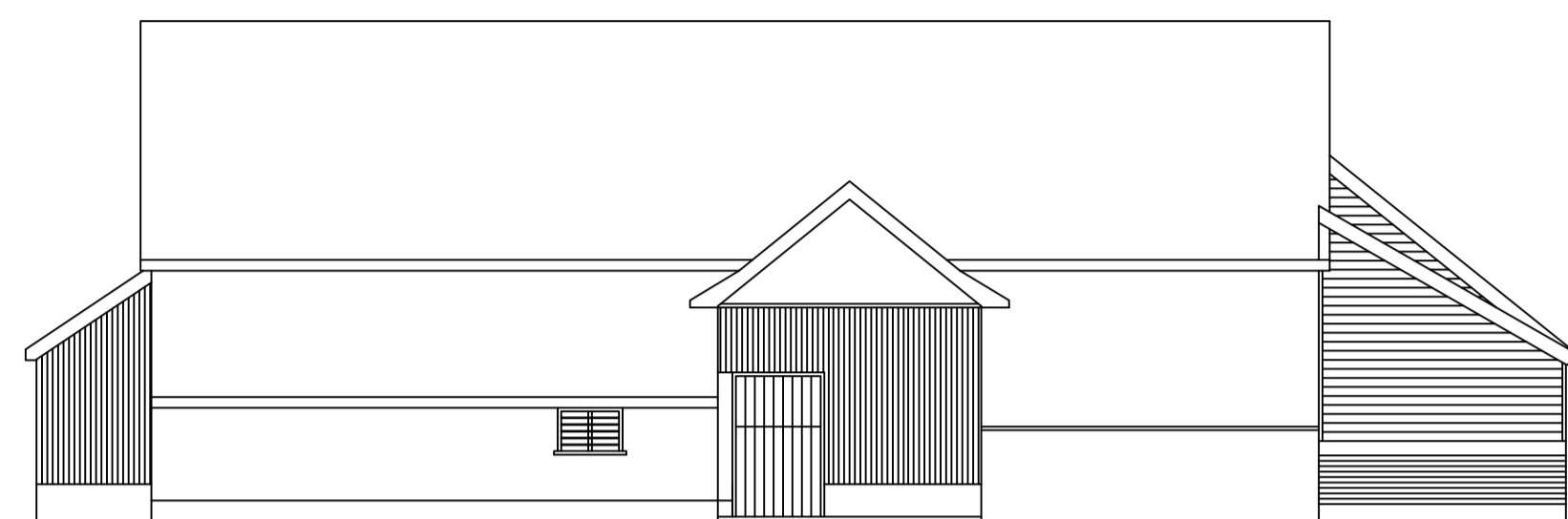
**CONSTRUCTION**

**MAINTENANCE/CLEANING**

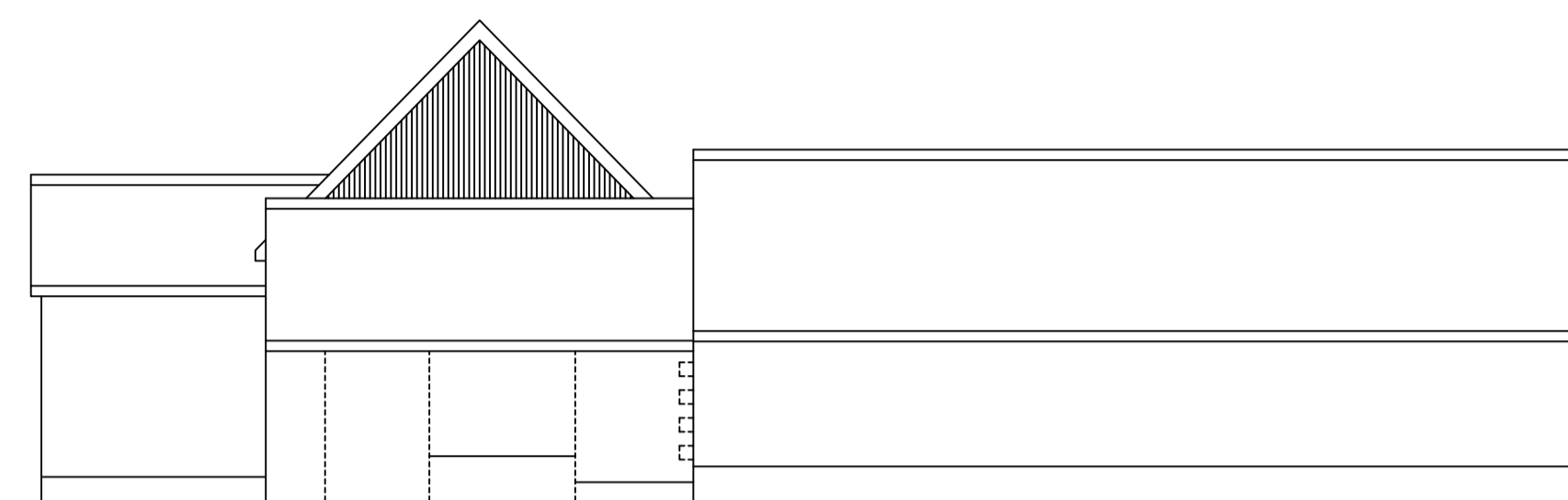
**DECOMMISSIONING/DEMOLITION**

Further information can be found on designer risk assessment number / document ref:-

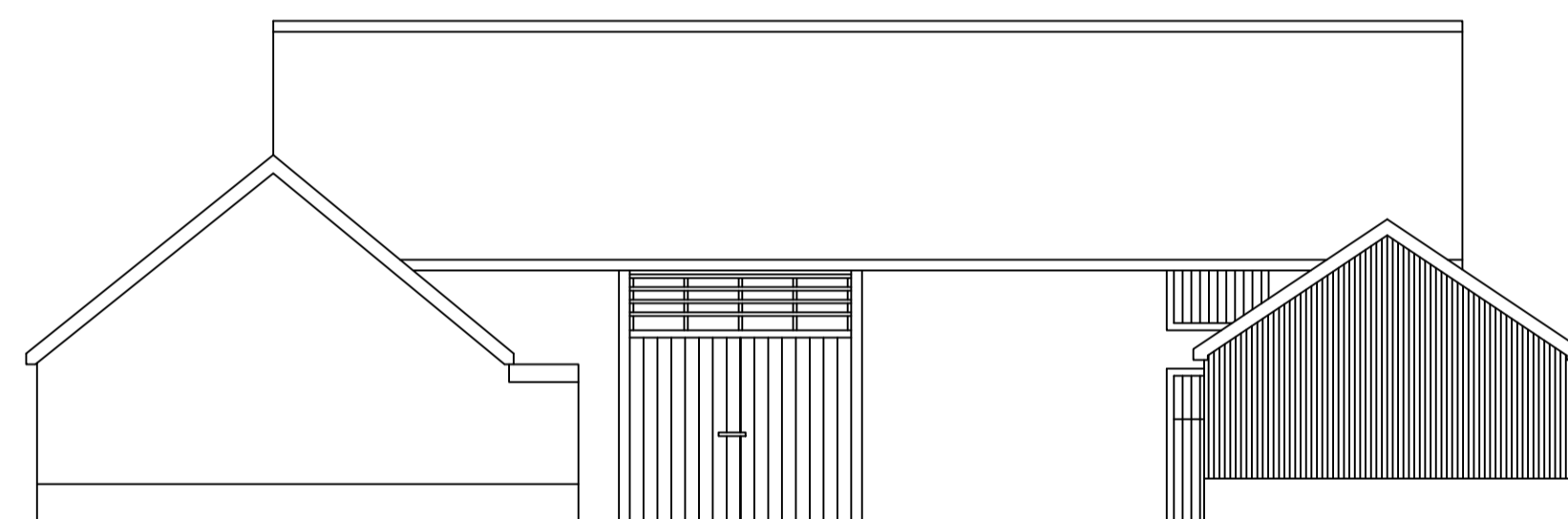
It is assumed that all works will be carried out by a contractor competent under CDM 2015 working to an approved method statement and that unless otherwise advised a principle designer has been appointed



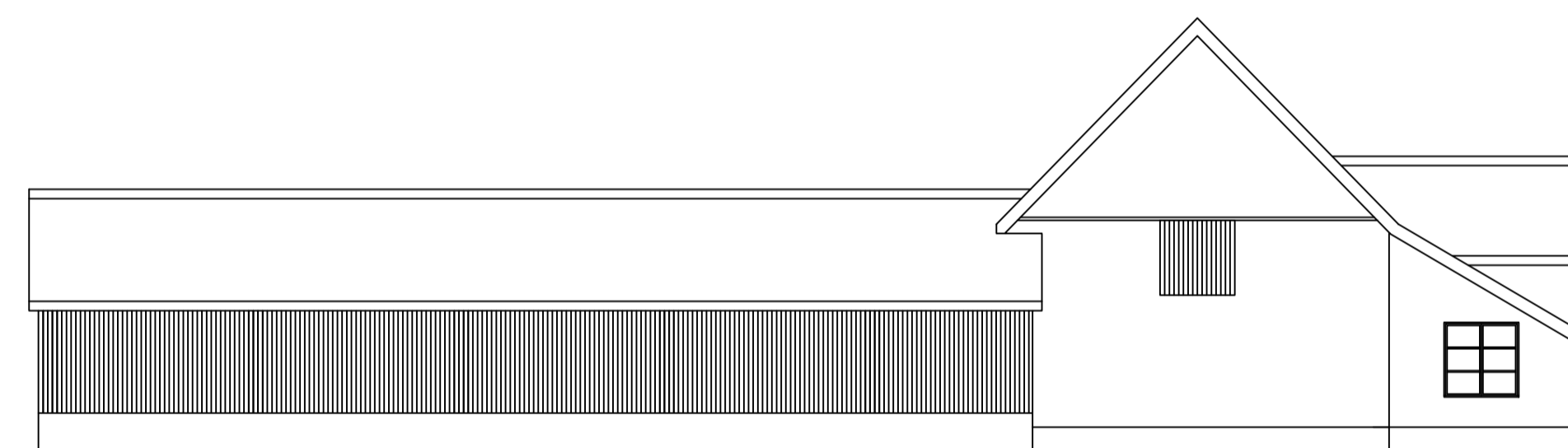
NORTH ELEVATION



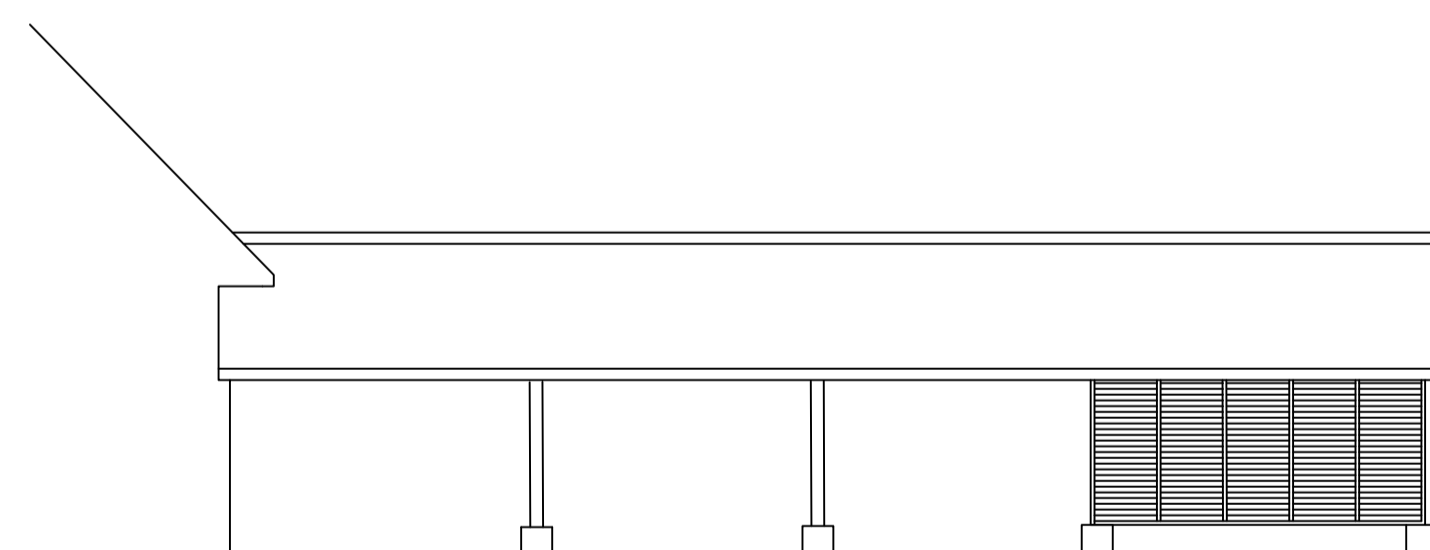
WEST ELEVATION



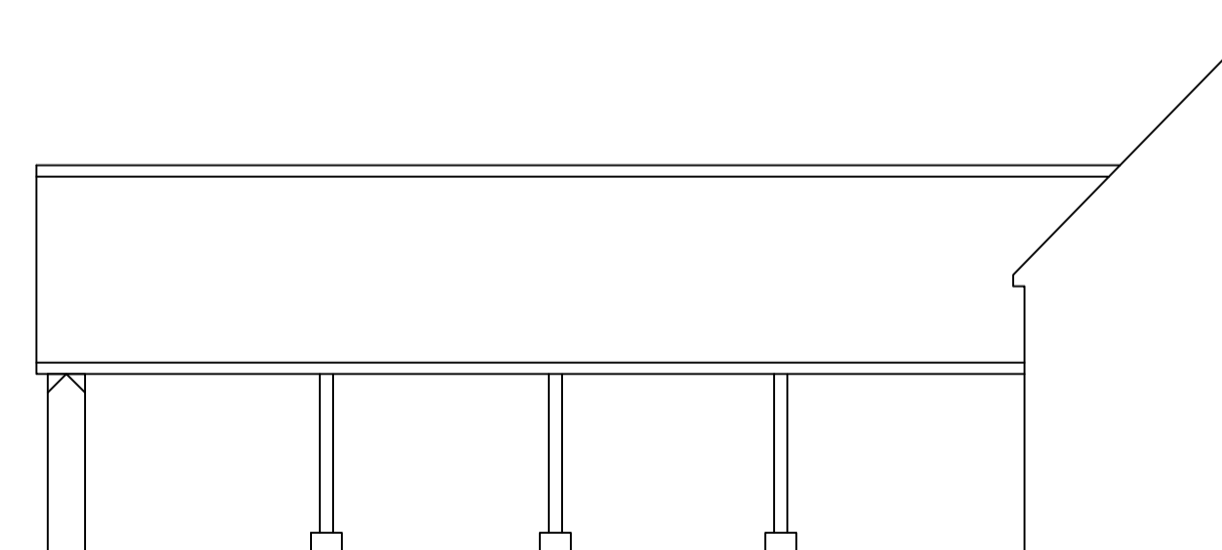
SOUTH ELEVATION



EAST ELEVATION



COURTYARD ELEVATION OF EAST WING



COURTYARD ELEVATION OF WEST WING

Rev.	Date	Details	Drawn	Checked
------	------	---------	-------	---------

Issued for: **PLANNING**

Client/Project:  
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 SHIMPLING, DISS, NORFOLK. IP21 4UJ

Drawing Title:  
 CLASS Q BARN CONVERSION  
 EXISTING ELEVATIONS

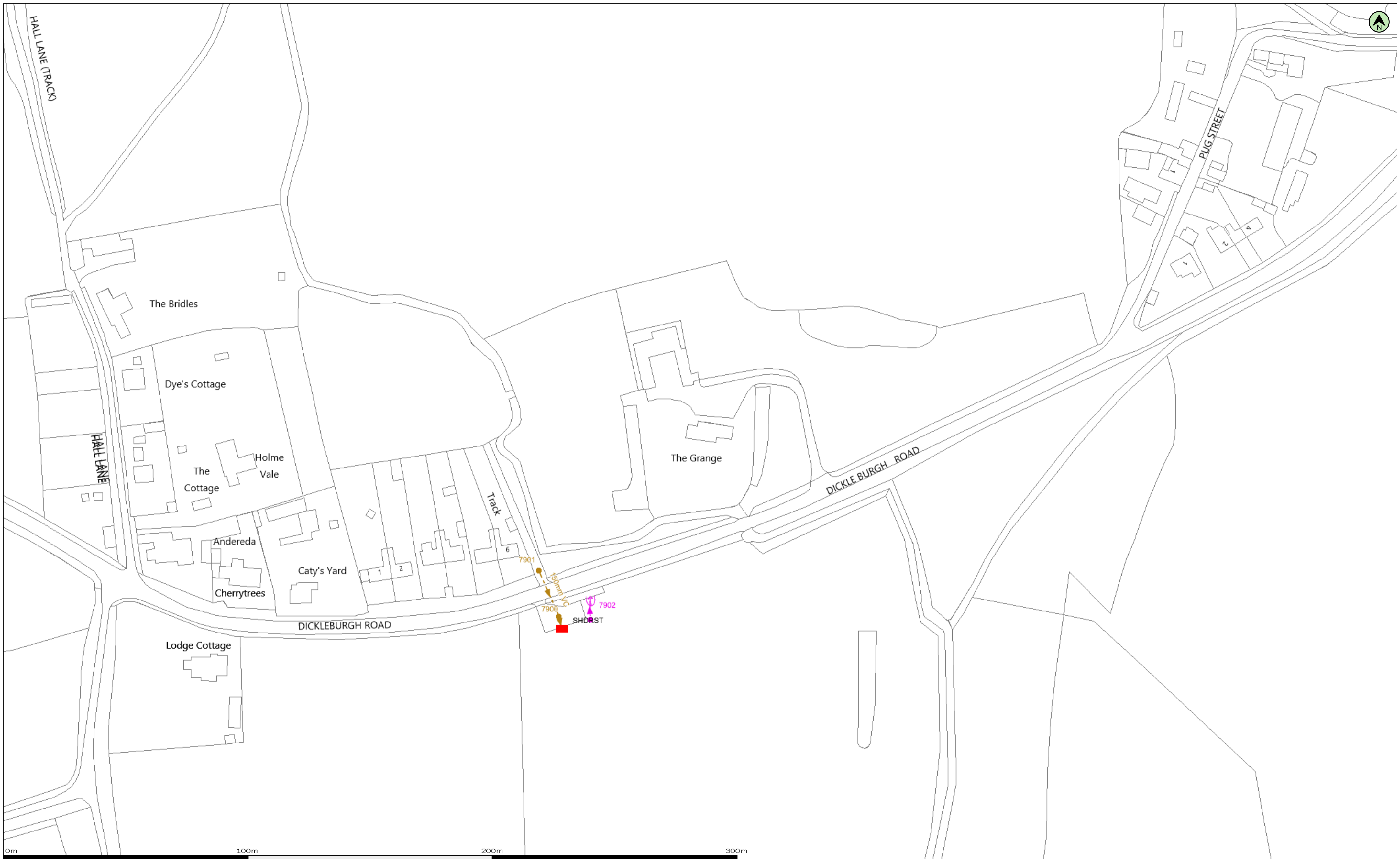
Drawn:	Checked:	Size:	Scale:	Date:
JR	DM	A1	1:100	AUGUST 2021

Project No.	Drawing No.	Revision.
303966	20-04	

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(c) Crown copyright and database rights 2021 Ordnance Survey 100022432 Date: 08/09/21 Scale: 1:1000 Map Centre: 615822,283052 Data updated: 31/08/21 Our Ref: 643609 - 1 Wastewater Plan A2

This plan is provided by Anglian Water pursuant to its obligations under the Water Industry Act 1991 sections 198 or 199. It must be used in conjunction with any search results attached. The information on this plan is based on data currently recorded but position must be regarded as approximate. Service pipes, private sewers and drains are generally not shown. Users of this map are strongly advised to commission their own survey of the area shown on the plan before carrying out any works. The actual position of all apparatus MUST be established by trial holes. No liability whatsoever, including liability for negligence, is accepted by Anglian Water for any error or inaccuracy or omission, including the failure to accurately record, or record at all, the location of any water main, discharge pipe, sewer or disposal main or any item of apparatus. This information is valid for the date printed. This plan is produced by Anglian Water Services Limited (c) Crown copyright and database rights 2021 Ordnance Survey 100022432. This map is to be used for the purposes of viewing the location of Anglian Water plant only. Any other uses of the map data or further copies is not permitted. This notice is not intended to exclude or restrict liability for death or personal injury resulting from negligence.

Foul Sewer				
Surface Sewer		Outfall*		
Combined Sewer				
Final Effluent		Inlet*		
Rising Main*				
Private Sewer*				
Decommissioned Sewer*		Manhole*		

\* (Colour denotes effluent type)

michelle.chambers@clancy.co.uk
The Grange





## Appendix C



# Flood map for planning

Your reference  
**The Grange**

Location (easting/northing)  
**615824/283042**

Created  
**6 Sep 2021 11:18**

**Your selected location is in flood zone 3, an area with a high probability of flooding.**

## **This means:**

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

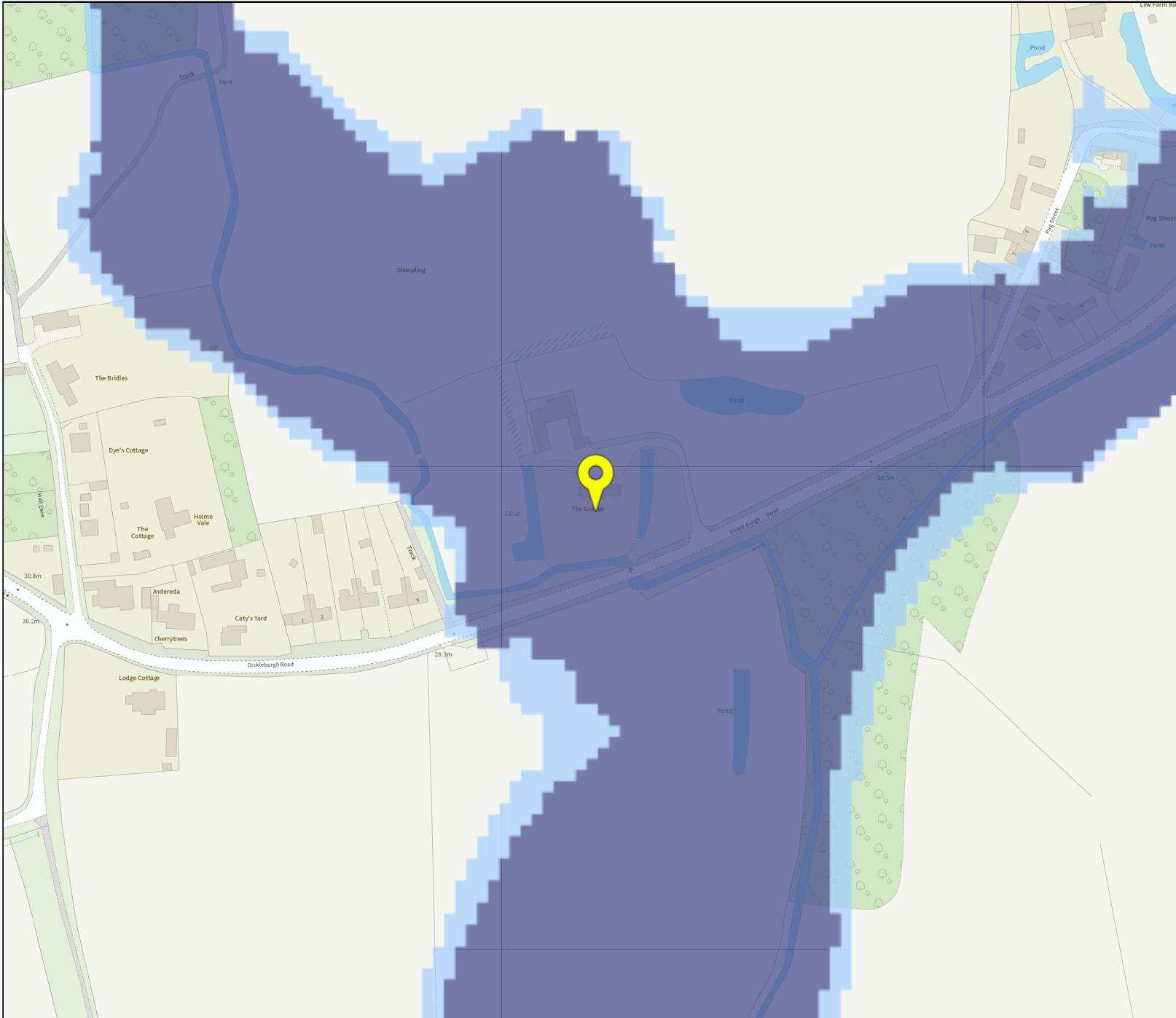
## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



**Flood map for planning**

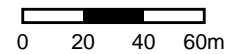
Your reference  
**The Grange**

Location (easting/northing)  
**615824/283042**

Scale  
**1:2500**

Created  
**6 Sep 2021 11:18**

- Selected point
- Flood zone 3
- Flood zone 3: areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area



## Greg Scott

---

**From:** Enquiries\_EastAnglia <Enquiries\_EastAnglia@environment-agency.gov.uk>  
**Sent:** 08 March 2021 10:26  
**To:** Russ Blakeburn  
**Subject:** [CCL: 8-2505] Product 4 & 8 Data Request - Our ref: EAn/2021/207321

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** Submitted to Gekko - Received

Dear Mr Blakeburn

We refer to your request for information of 15 February 2021 for Product 4 data for site at Shimpling.

Unfortunately we cannot provide you with any flood levels for the area you requested. We have not conducted any detailed modelling in this area. The Flood Zone maps in your area are formed of national generalised modelling which was used in 2004 to create fluvial floodplain maps on a national scale. This modelling was improved more recently, using a more detailed terrain model for the area. This modelling is not a detailed local assessment, it is used to give an indication of areas at risk from flooding.

Detailed modelling is not a cheap process and we have focused our resources on areas with most properties at risk of flooding. At some point in the future we may conduct detailed modelling in this area. However presently we have no plans to conduct any such modelling now or in the near future.

The data we do have is too far away to demonstrate that your site is at risk or not. Maybe it would be best to contact your local authority about flood risk. Your local authority may have conducted some modelling in this area on their own behalf.

We have considered your request under the provisions of the Freedom of Information Act 2000 / Environmental Information Regulations 2004 (EIR). The Act requires that we respond to requests by advising you whether or not information is held, and if so by providing you with that information. EIR Regulation 3(2) states that information is held if it is in our possession and has been produced or received by us, or it is held by another person on our behalf at the time the request is received.

### **Information not held**

In this case, the information you have requested is not held by us. Therefore we are refusing your request on the grounds that there is no information we can provide.

Where a request is for environmental information, the Regulations allow us to refuse to disclose it if the exception at EIR Regulation 12(4)(a) applies. The regulation states that a public authority may refuse to disclose environmental information to the extent that it does not hold that information when an applicant's request is received.

It is not possible for us to conduct a public interest balancing test because the reason for non-disclosure is that the information is not held.

### **Rights of appeal**

If you are not satisfied you can contact us within 2 calendar months to ask for our decision to be reviewed. We shall review our response to your request and give you our decision in writing within 40 working days.

If you are still not satisfied following this, you can raise a concern with the Information Commissioner, who is the statutory regulator for Freedom of Information and the Environmental Information Regulations. The contact details are:

Information Commissioner's Office

Wycliffe House

Water Lane

Wilmslow

Cheshire

SK9 5AF

Tel: 0303 123 1113

Website: [https://url6.mailanyone.net/v1/?m=11JD5t-0002rd-4n&i=57e1b682&c=5unLBE735e6aGa5dfm4vCQJzv9JLSI51NLPwUSq12EeOGSafOfJ6Da50z0OKg0JDZHMgLIzUPH4UjfHybR-aVgGx1lae6Bnj5jd3lg1DwC\\_Jn0wmXk4iYmO0leEOGA6t2APuz67ryBa9GNxHSAED7o\\_Kbedj-rSjdb4YZqusgGLQbNDOHcmHigodddjGyWyejXwjIOt0SRwv-1M5IWt0bc2uldeOvrExFbVrh9Yc5Nc](https://url6.mailanyone.net/v1/?m=11JD5t-0002rd-4n&i=57e1b682&c=5unLBE735e6aGa5dfm4vCQJzv9JLSI51NLPwUSq12EeOGSafOfJ6Da50z0OKg0JDZHMgLIzUPH4UjfHybR-aVgGx1lae6Bnj5jd3lg1DwC_Jn0wmXk4iYmO0leEOGA6t2APuz67ryBa9GNxHSAED7o_Kbedj-rSjdb4YZqusgGLQbNDOHcmHigodddjGyWyejXwjIOt0SRwv-1M5IWt0bc2uldeOvrExFbVrh9Yc5Nc)

Regards

Teresa

Teresa Chapman

Customers & Engagement Officer, Customers & Engagement Team,

**Environment Agency** East Anglia Area

Internal use only: [EA\\_C&E\\_Internal@environment-agency.gov.uk](mailto:EA_C&E_Internal@environment-agency.gov.uk)

External customers: [enquiries\\_eastanglia@environment-agency.gov.uk](mailto:enquiries_eastanglia@environment-agency.gov.uk)

Internal: 55472

External: 02030 255472



<b>CORONAVIRUS</b> <b>PROTECT YOURSELF &amp; OTHERS</b>	For the latest guidance:  Environment Agency - <a href="http://INTRANET.EA.GOV">INTRANET.EA.GOV</a> - <a href="http://NHS.UK/coronavirus">NHS.UK/coronavirus</a> - <a href="http://GOV.UK/coronavirus">GOV.UK/coronavirus</a>
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If you use the Defra **Data Sharing Platform** (DPS) you can use this [link](#) to find out about new and updated datasets and much more. Not using DPS yet? **Register for an account** [here](#) and you will receive email notifications direct.



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## Appendix D

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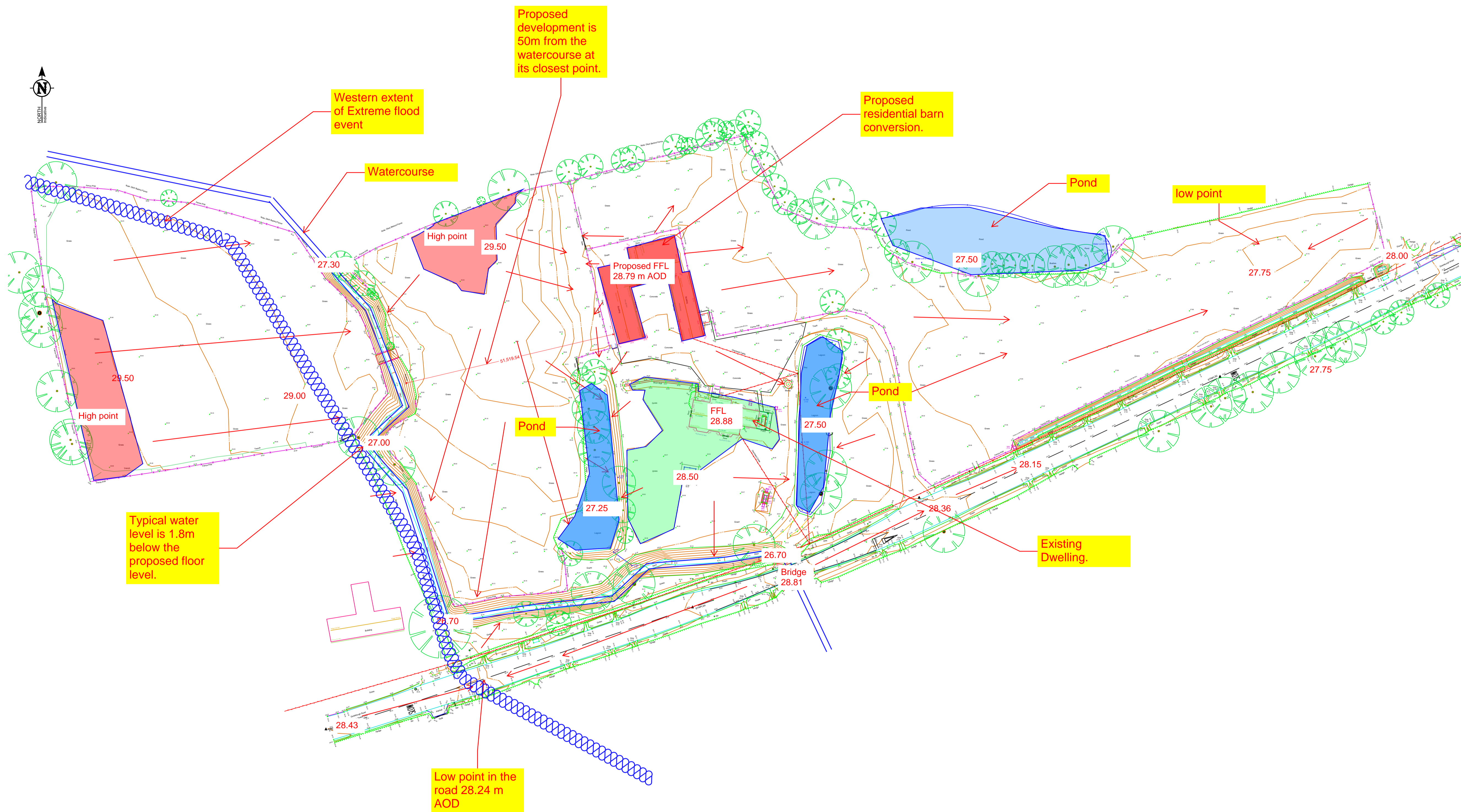
**CONSTRUCTION**

**MAINTENANCE/CLEANING**

**DECOMMISSIONING/DEMOLITION**

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PLS-641 - Durrants - 300177 - The Grange, Shimpling, Norfolk. IP21 4UJ - Topographical Survey 2D  
 All survey data to Ordnance Survey National Grid (OSTN15) (OSGM15)

Survey Carried Out By Parish Land Surveys 5th March 2021

Rev. Date Details Drawn Checked

Issued for: **PLANNING**

Client/Project:

EXECUTORS OF THE LATE MRS P SEARLE  
 THE GRANGE, DICKLEBURGH ROAD,  
 SHIMPLING, DISS. IP21 4UJ

Drawing Title:

CLASS Q CONVERSION  
 TOPOGRAPHICAL SURVEY

Drawn: JR Checked: DM Size: Scale: 1:500 Date: AUGUST 2021

Project No. 303966 Drawing No. 20-08 Revision:

**DURRANTS BUILDING CONSULTANCY**

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 2b Market Hill,  
 Diss, Norfolk, IP22 4JZ

Tel: 01379 646603  
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