



**Phil Cobbold**  
Planning Ltd

42 Beatrice Avenue Felixstowe IP11 9HB  
info@philcobboldplanning.co.uk  
www.philcobboldplanning.co.uk  
01394 275431

**TOWN AND COUNTRY PLANNING ACT 1990  
CONVERSION OF BARN TO DWELLING.  
BEDFIELD HOUSE, EARL SOHAM ROAD, BEDFIELD IP13 7EF.**

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FLOOD RISK ASSESSMENT

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Ref: 2444  
June 2022

Phil Cobbold BA PGDip MRTPI - Member of the Royal Town Planning Institute - Chartered Town Planner  
Phil Cobbold Planning Ltd  
Registered in England No.09701814  
Registered Office: 42 Beatrice Avenue Felixstowe IP11 9HB

## **INTRODUCTION**

1. This Flood Risk Assessment (FRA) has been produced in support of a planning application for the conversion of barn to dwelling at Bedfield House, Earl Soham Road, Bedfield. The applicants are Mr and Mrs Scott.
2. The Environment Agency (EA) Flood Maps confirm that the site and building is in Flood Zone 1 (FZ1). FZ1 is designated as land suitable for all forms of development.
3. The application site is land which is already in domestic use as amenity land. It forms part of the wider garden area of Bedfield House. Therefore, the conversion of the barn to a dwelling would not result in a material change of use of the land. Furthermore, the position of the barn is not located within an area which is at risk of surface water flooding. Therefore, any future occupants of the converted building would not be at any risk.
4. In summary, there are no flood risk reasons to prevent the barn from being converted to a dwelling.

## Flood map for planning

Your reference	Location (easting/northing)	Created
7	623493/265096	30 Jun 2022 9:15

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

You will need to do a flood risk assessment if your site is **any of the following**:

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

### 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  
7

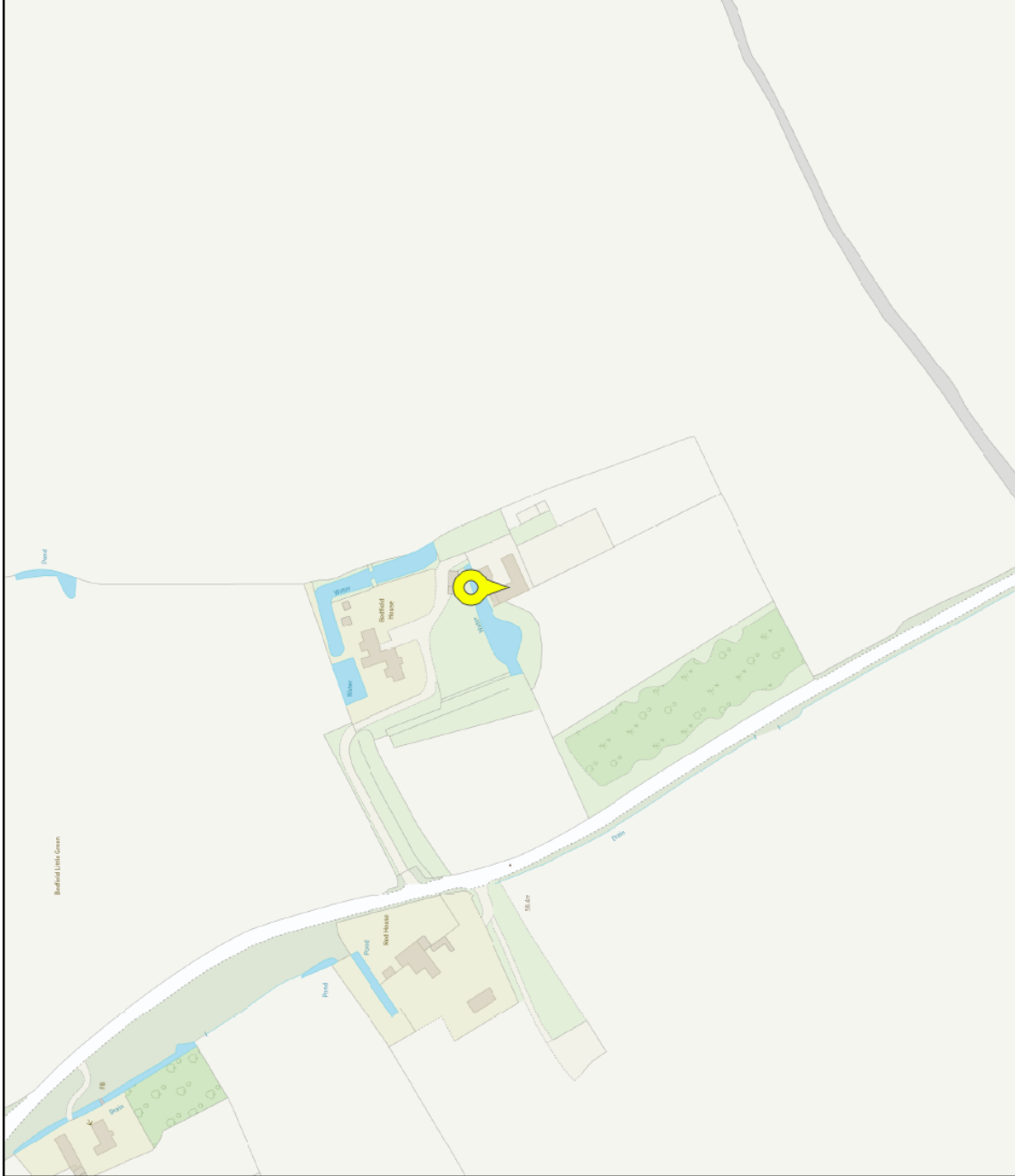
Location (easting/northing)  
623493/265096

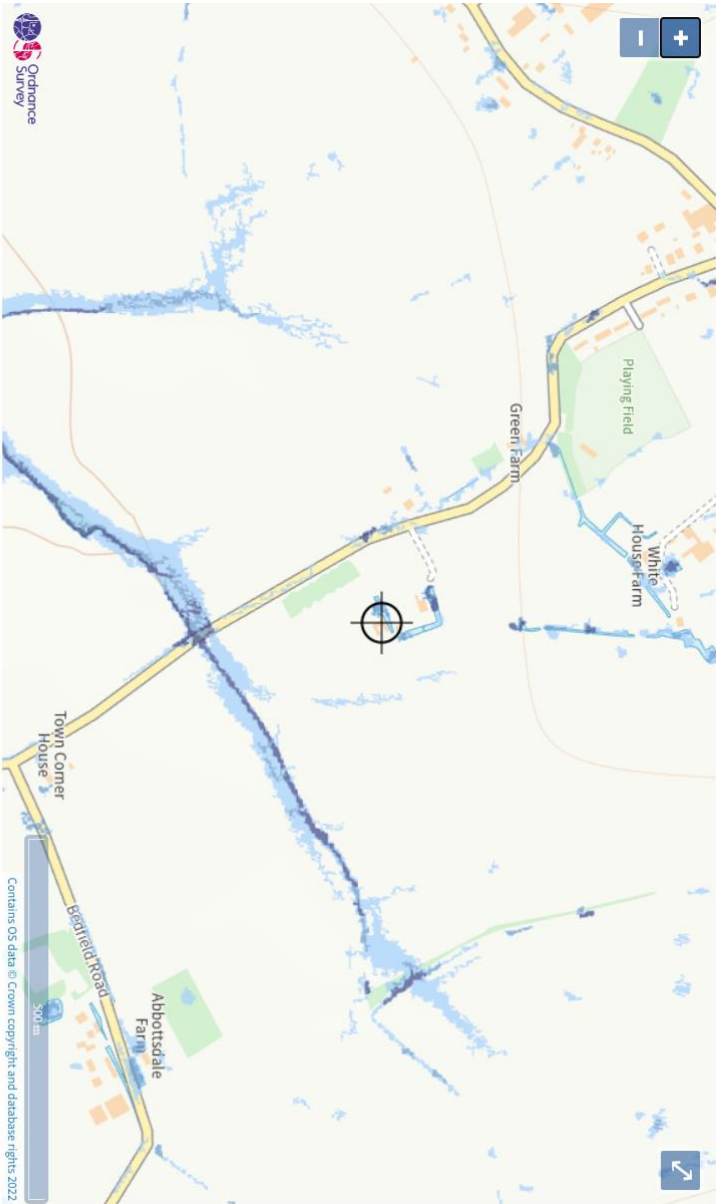
Scale  
1:2500

Created  
30 Jun 2022 9:15

-  Selected point
  -  Flood zone 3
  -  Flood zone 3: areas benefiting from flood defences
  -  Flood zone 2
  -  Flood zone 1
  -  Flood defence
  -  Main river
  -  Water storage area
- 0 20 40 60m

Page 2 of 2





Extent of flooding from surface water

- High
- Medium
- Low
- Very Low
- ⊕ Location you selected