Flood Risk Assessment	
Conversion and extension of outbuilding to form 1no. dwelling, together with new vehicular access.	

at

Stone Cottage, Flowton Road, Somersham, IP8 4PS

ROGER BALMER DESIGN

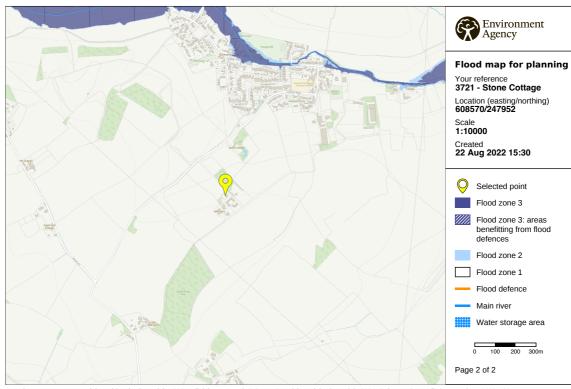
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1.0 OVERVIEW

- 1.1 The application site is located on Flowton Road, Somersham.
- 1.2 The site area is approximately 2000sqm, including the proposed highways access and amendments to the existing driveway.
- 1.3 The site comprises 2no. storage outbuildings to Stone Cottage, both erected by the former owner circa. C20.
- 1.4 The application proposes the conversion and extension of one of these outbuildings to create a single dwelling. The smaller outbuilding is proposed to be demolished to facilitate the works.
- 1.5 The site is currently within the residential curtilage of Stone Cottage.

2.0 FLOOD RISK ASSESSMENT

2.1 The site is not located in either Flood Zone 2 or 3. Refer to Environment Agency map below. Hence there is no risk of flooding from rivers or sea and this will not be analysed further.



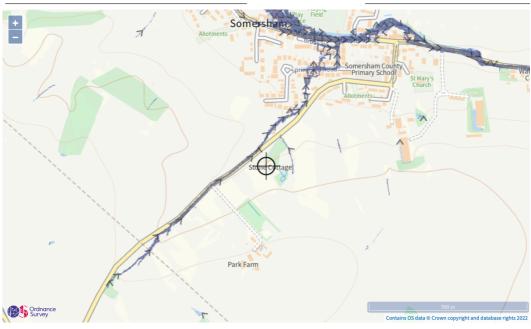
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2.2 The extent of surface water flooding is identified by the Environment Agency map below. There is a low/medium risk present at the Eastern boundary of the site, but this does not encroach on the proposed dwelling or access track. Low risk surface water flooding is also identified to the boundary of the visibility splay proposed (i.e. not the access driveway itself, with the land within the splay remaining as a grass verge as existing)



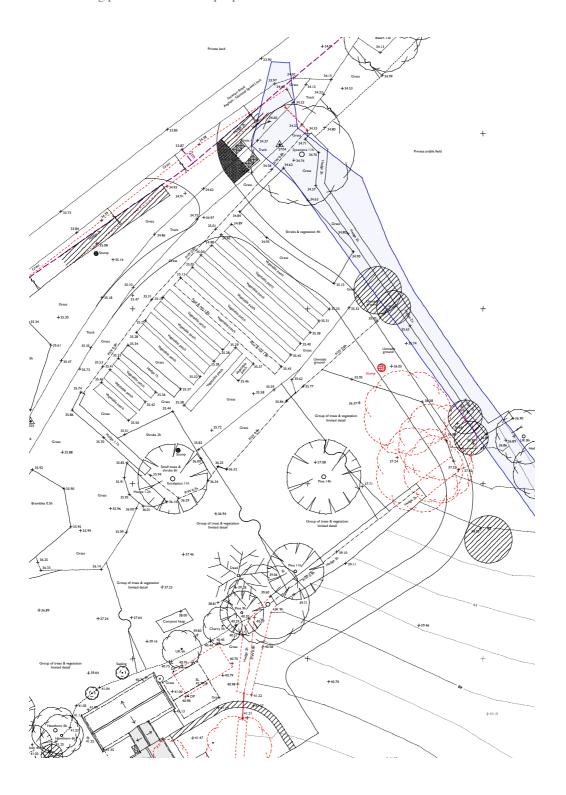
Extent of flooding from surface water





Surface water flood risk: water velocity in a medium risk scenario Flood velocity (metres/second)

- 2.3 The above surface water flood risk map from the Environment Agency indicates the flow direction of any surface water. This shows that surface water to the Eastern boundary would continue along the boundary line and head away from the site, in accordance with the natural topography of the site.
- 2.4 Below, the proposed site plan has been superimposed with the Environment Agency surface water flood risk information. This identifies no effect on areas of the site to which it would impact negatively. The topography of the site consists of a slope across the site down towards Flowton Road to the North, and a slope to the East away from the proposed access road, further highlighting how the identified surface water flooding poses no risk to the proposals.



2.5	To conclude, following an assessment of the surface water risk in accordance with Environment Agency data and site topography, the identified marginal surface water flooding predicted to the East boundary of the site is considered to pose no risk to the proposed development.