

Flood Risk Assessment

Proposed Extension and Alterations to Approved Scheme for Change of Use from School House to Dwelling, School House, School Road, East Rudham.

21.10.22

1. This flood risk assessment is in support of the planning application submitted for the extension and alterations to the previously approved change of use from the school to a dwelling.
2. The property is situated in flood zone 1 and so is at a limited risk of flooding, in particular the fabric of the building which has steps up the front and rear doorways. The ground floor levels are 400/500mm above the general garden areas.
3. As can be seen from the attached EA flood map the site is indeed surrounded by areas at greater risk of flooding as they are in flood zones 2 and 3.
4. The full EA flood map has been submitted with the planning application.
5. The SFRA proforma appendix C1 has been submitted with this planning application.

6. The site is not within 20m of a main river. The nearest river is River Tat which runs through the village of Broomsthorpe, around 3k to the east.
7. The proposed extension will be single storey with a flat roof.
8. The proposed use is for a single storey extension providing an additional 67m² of floor space, therefore the occupancy will still be much less than the previous use as a school which could have seen occupancy greater than 15 persons.
9. There will be no change to existing site levels or topography.
10. The proposal will not increase the risk of flooding from ground water sources.
11. There appear to be no artificial sources contributing to flooding within 100m of the site such as man-made ponds.
12. There are numerous drains that are present around East Rudham, some north and south of the site, these would not affect the site if flooding occurred.
13. Climate change is a consideration, however, given the nature of the site and the fact it is an existing building and the site upon which it sits is within flood zone 1 there is no increase to this affect from the proposal in question

