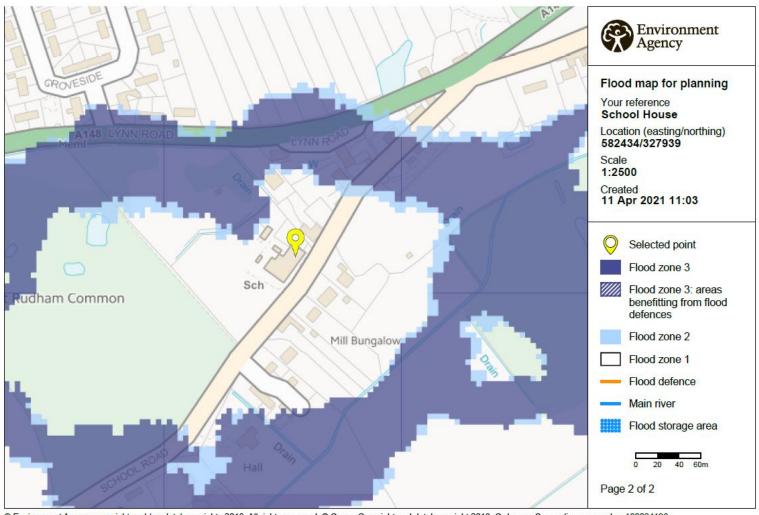
Flood Risk Assessment

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



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