



Flood Risk Assessment for New Dwelling at Carlton, Bullen Lane
Bramford, Ipswich, Suffolk, IP8 4JD

This flood risk assessment has been prepared to accompany a Planning application for a new dwelling and associated works at the above address.

Chapter 14 of the NPPF notes that 'applications for some minor development...should still meet the requirements for site specific flood risk assessments set out in footnote 55'.

Footnote 55 notes that this is only for:

- sites of 1 hectare or more.
- land which has been identified by the EA as having critical drainage problems.
- land identified within a SFRA as being at increased flood risk in the future.
- land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.



The application site is located in the centre of Bramford on the junction of Bullen Lane and the High Street. The existing bungalow will be demolished to make way for the new build.

The site does not fall within the flood zones for river and coastal flooding however the access drive could be affected by surface water flooding. Please see below.



Section 2c: Surface Water Flooding

The map below shows the location of potential surface water flood risk. The potential risk has been modelled on the basis of events with a 1 in 75, 200 or 1000 chance of occurring in any given year. Further details are shown on the following pages.



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Surface Water Flooding

Conclusion.

No flooding has occurred on this part of the site during the applicants memory.

The proposal does not create a greater risk from flooding than already exists. There does not appear to be a demonstrable risk to the area of the building, from available data or from the applicants knowledge. In order to minimise the risk:-

- Insulation to external walls will incorporate either self-draining mineral fibre batts or boards of rigid plastic insulation.
- Connections between damp proof membrane (dpm) and damp proof course (dpc) in the walls will be made.
- Sockets are to be raised to an appropriate height above flood levels.
- New inspection chambers will be installed with non-return valves.

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