

**PROPOSED NEW SINGLE STOREY EXTENSION TO  
SYLEHAM HOUSE  
WINGFIELD ROAD  
SYLEHAM IP21 4LL**



**FLOOD RISK ASSESSMENT**



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## **INTRODUCTION & PURPOSE**

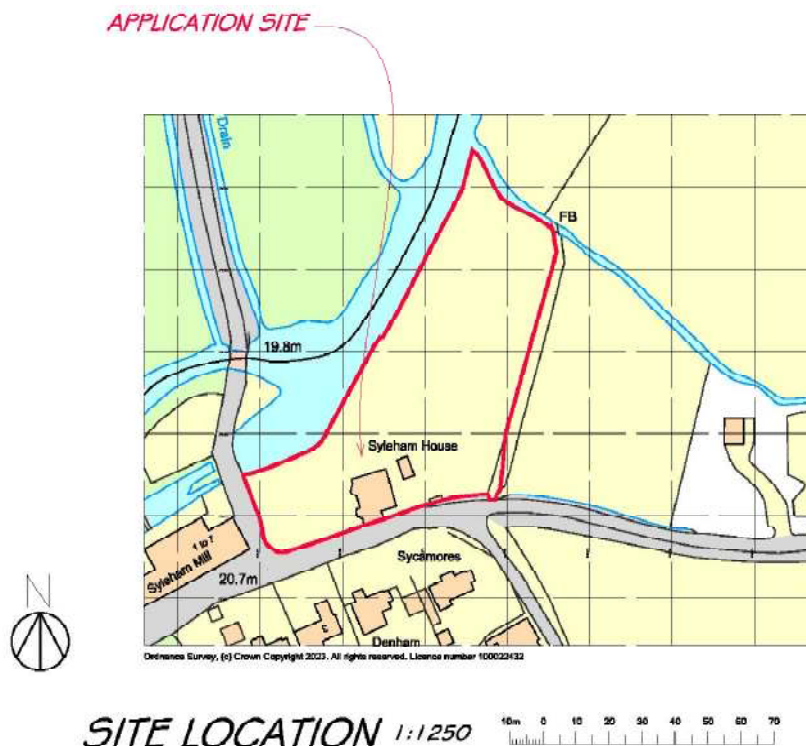
This Flood Risk Assessment is produced to accompany a Planning and Listed Building Consent Application for the creation of a new single storey rear extension to Syleham House.

The site address is Syleham House, Wingfield Road, Syleham IP21 4LL

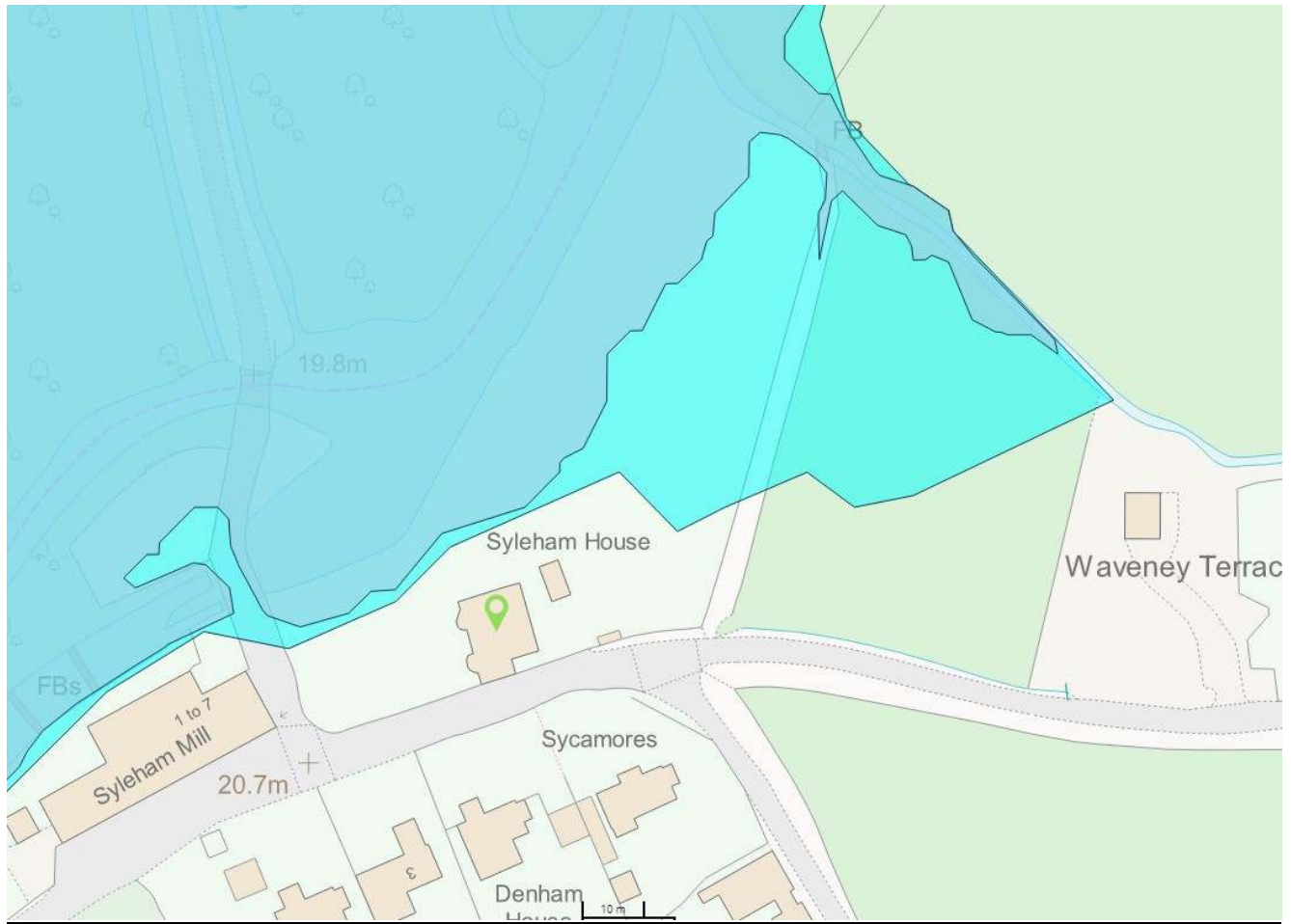
Chapter 14 of the NPPF notes that *'applications for some minor development and changes of use (including householder development) should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in Footnote 55'*

*Footnote 55 'requires a site-specific flood risk assessment for all developments in Flood Zones 2 and 3. In Flood Zone 1 (which applies specifically to Syleham House) an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified as having critical drainage problems; land identified... as being at increased flood risk in the future; or land that may be subject to other sources of flooding'*

## **SITE LOCATION**



## **PROXIMITY OF FLOOD RISK ZONES**



This map indicates the proximity of Flood Risk Zones 2 (pale blue) and 3 (dark blue). It can be seen that Syleham House and in particular the space between the house and the outbuilding to the north and east of it, which is where the proposed single storey extension will go, is in Flood Zone 1. This is defined as a Low Probability category of less than a 0.1% risk of flooding in any year.

### **CONCLUSION**

Applying the the NPPF guidance for site-specific flood risk assessment under their Footnote 55:

*Is the site of 1 Hectare or more?*

No

*Is the land identified by the Environment Agency as having critical drainage problems?*

Not as far as we know

*Is the land identified as being at increased flood risk in future?*

Not as far as we know

*Is the land subject to other sources of flooding?*

No

This assessment would suggest that the proposal does create a greater risk of flooding above that which already exists.