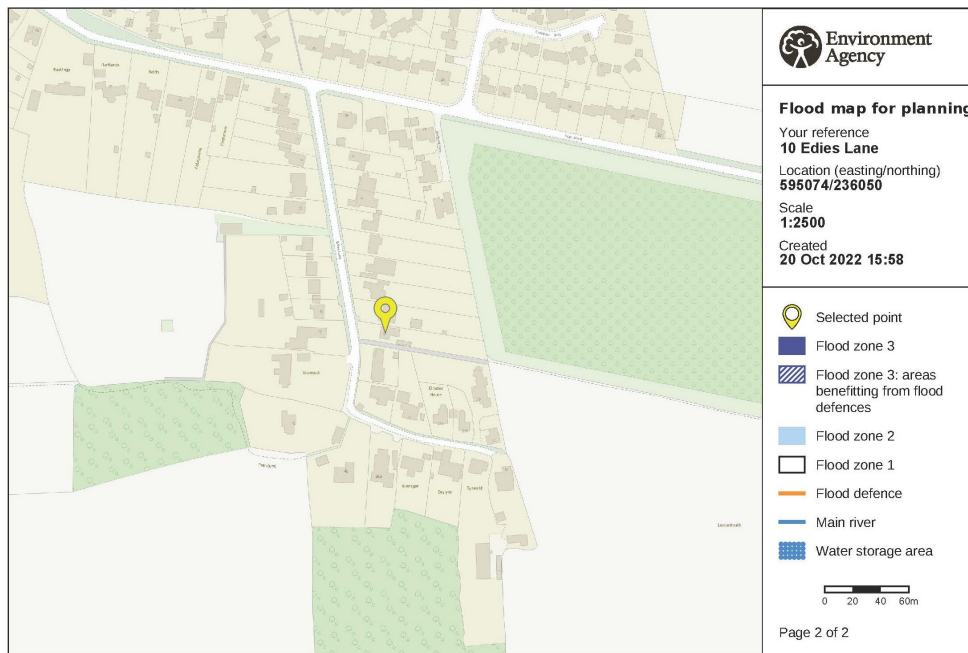


## FLOOD RISK ASSESSMENT

For 10 Edies Lane, Leavenheath, CO6 4PA

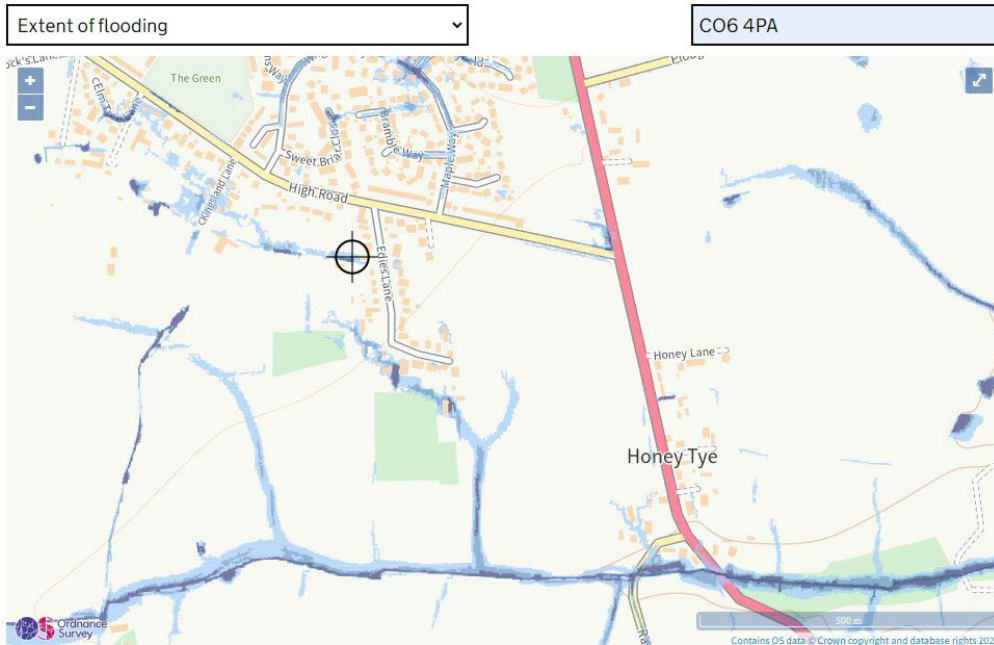
### 1.0 INTRODUCTION

10 Edies Lane is situated in Leavenheath. The property lies outside any Flood Zone, as indicated on the below excerpt map.

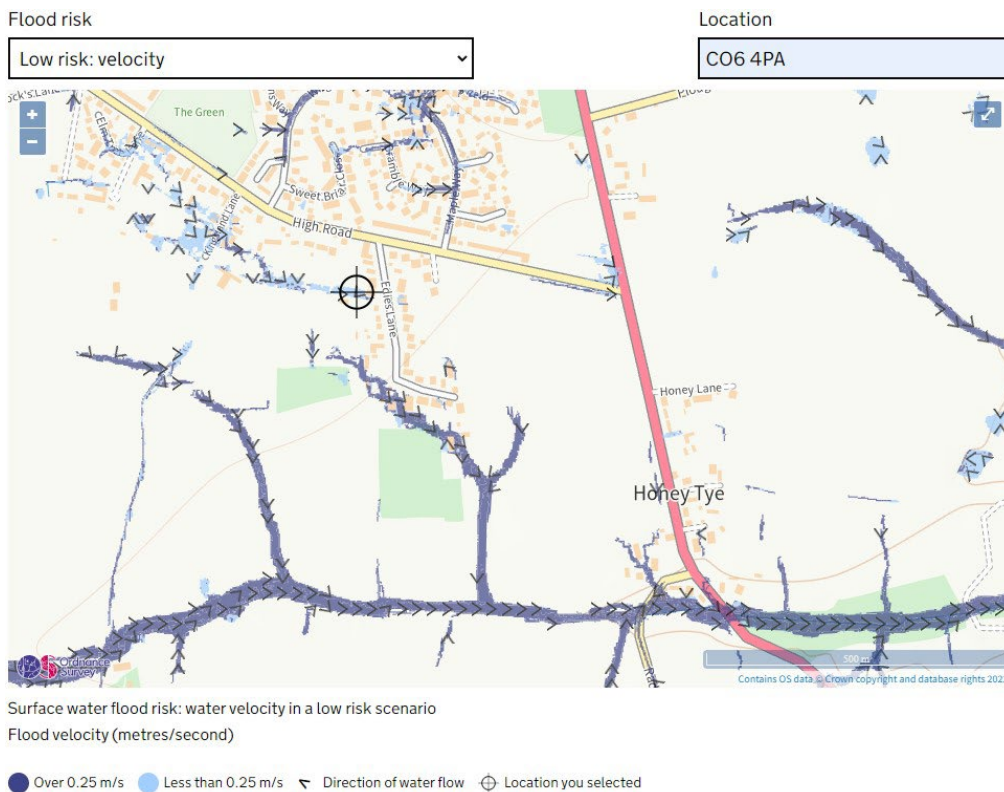


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The property does fall within an area at risk of surface water flooding, as shown on the extent of flooding map below. The risk appears to only affect the rear garden and is rated 'Low'.



The surface water low risk velocity map shows that the direction of water is generally away from the house and the velocity less than 0.25m/s.



## **2.0 FLOOD RISK ASSESSMENT**

The existing building finished floor level is raised up from ground level by some 225mm and there is no evidence of surface water flooding having previously affected the property.

The finished floor level of the extension will match the existing property finished floor level. A drainage channel will be installed across the rear of the property, where there are proposed to be 3no. sets of bi-fold doors.

The planning flood maps show there is no risk of general flooding and only a low risk of surface water flooding.

The new extension will match existing floor levels and be constructed in exactly the same way as the existing. The new extension will not increase the risk of flooding and therefore the passive measure of raised floor levels, along with surface water drainage channels is proposed to be sufficient.