

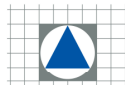
ROGER COY
PARTNERSHIP

Flood Risk Assessment

Proposed replacement annexe and replacement garage

At

Cuddington Mill, Cuddington,
Thame,
Buckinghamshire
HP18 0BP



ROGER COY
PARTNERSHIP

BRICKNELLS BARN
32 LIME AVENUE
EYDON
DAVENTRY
NORTHAMPTON
NN11 3PG

5632 – Flood risk assessment – Cuddington Mill, proposed annexe and garage

1 INTRODUCTION

This assessment has been carried out under the guidance of Planning Policy Statement 25 (PPS25) as part of the planning application for replacement of an existing barn with a garage, and the replacement of an existing annexe, in the same locations.

Work was carried out to Cuddington Mill, the main dwelling house in 2013. At this time a Flood Defence Consent was obtained from the Environment Agency.

2 OUTLINE OF PROPOSAL

This development proposal seeks approval from the Local Planning Authority for a garage on the site of a former cob barn, and a replacement of an existing annexe in the same location, adjacent to the main dwelling house.

3 ACKNOWLEDGEMENT OF RISK

This site is located in Flood zone 3b, the functional flood plain. This refers to land where the indicative annual probability of flooding is 1 in 100 years or less from river sources i.e there is a 1% or greater chance of flooding in any given year.

In the last 30 years there has been no reports from residents of the dwelling of flooding which has breached the ground floor threshold inside the dwelling (before and after extensive works), nor to any of the outbuildings.

4 USE OF BUILDINGS

The use of the buildings will remain unchanged.

5 FOOTPRINT INCREASE

The proposals result in a minor increase in building footprint, however this is not considered likely to exacerbate the flood risk potential at the property since the building extension proposed will not occupy part of the active floodplain.

6 CHANGE IN FLOOR LEVEL

Floor levels of the new buildings are being raised above existing by approximately 150mm to allow for future increase in flood levels.

7

FLOOD RESILIENCE TECHNIQUES

Standard flood proofing and flood resilience techniques will be incorporated into the development in order to mitigate against potential damage caused by future flood events.

CONCLUSION

The development has been assessed and it is concluded that the proposed development will not increase the risk of flooding at the site and therefore the additional means of flood alleviation should not be required. The potential risk to the proposed buildings will be reduced due to the proposed raising of floor levels. The existing buildings have not been affected by flooding in recent memory despite the occurrence of 1 in 100 year flood events during the previous 30 years.