

# Flood Risk Assessment

Erection of a new detached dwelling (following demolition of agricultural building with residential approval (Class Q) under application reference DC/21/06064

at

Cherry Orchard Farm, Stoke Road, Layham, IP7 5RB

December 2022

R O G E R   B A L M E R

D E S I G N



FOUNTAIN HOUSE STUDIO THE STREET EAST BERGHOLT COLCHESTER CO7 6TB

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## 1.0 OVERVIEW

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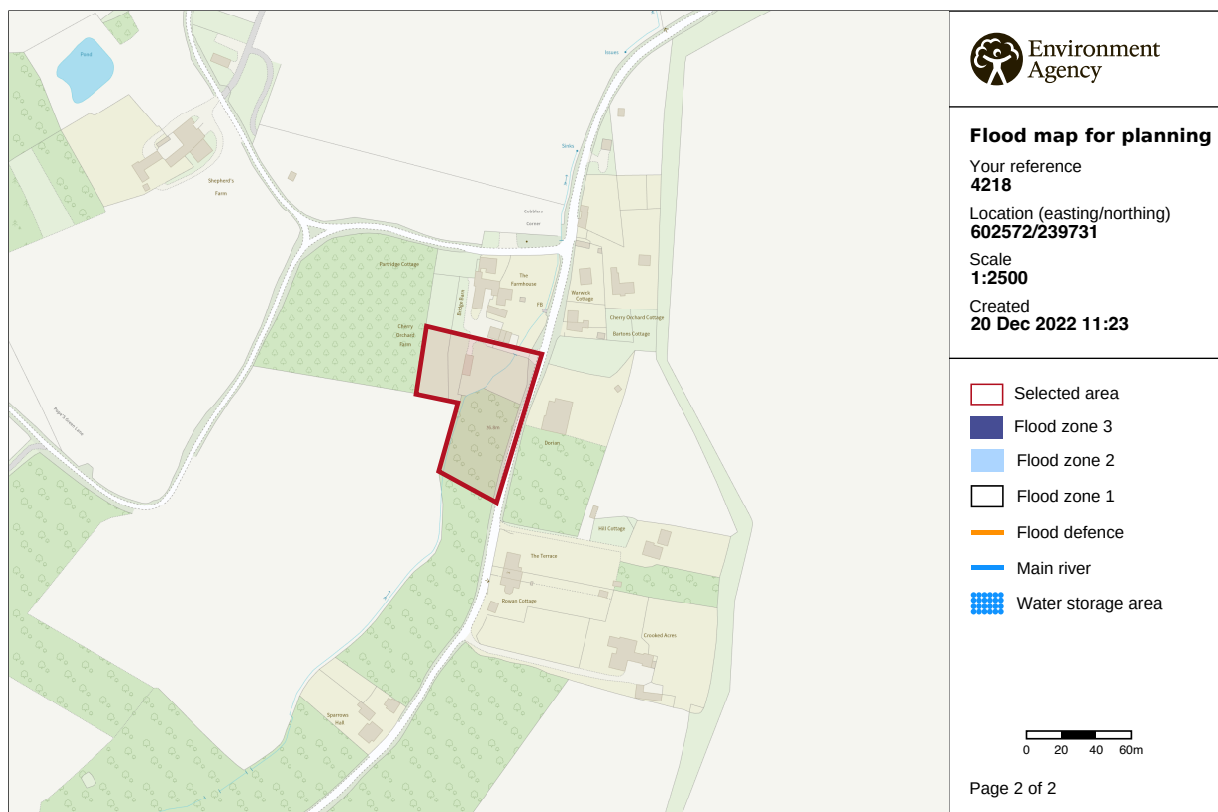
- 1.1 The application site is located on Stoke Road, Layham.
- 1.2 The site area is approximately 3191sqm, including the proposed highways access and amendments to the existing driveway.
- 1.3 The site comprises 1no. agricultural building that benefits from Class Q approval, and is proposed to be demolished under this application.

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## 2.0 FLOOD RISK ASSESSMENT

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- 2.1 The site is not located in either Flood Zone 2 or 3. Refer to Environment Agency map below. Hence there is no risk of flooding from rivers or sea and this will not be analysed further.



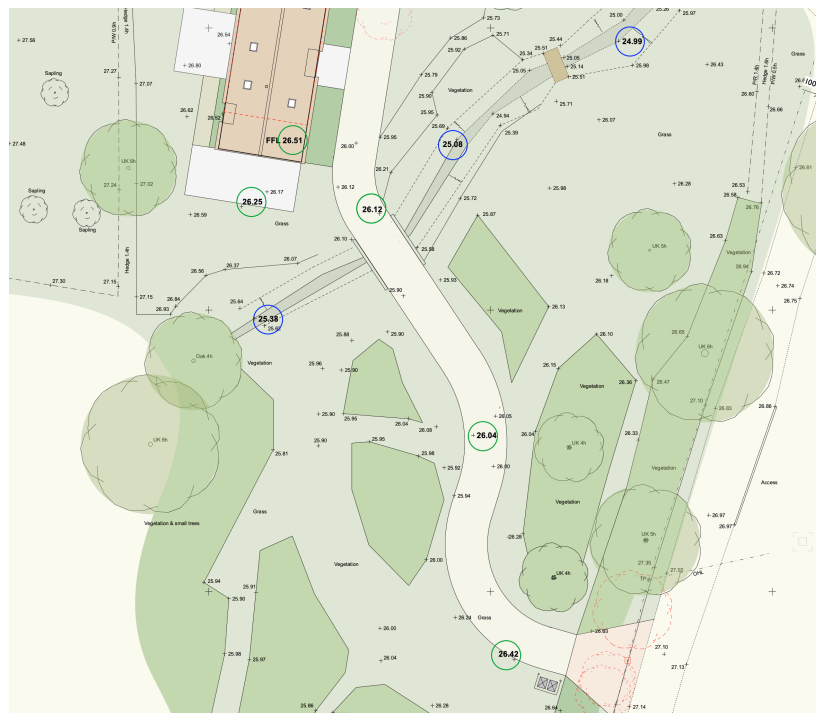
- 2.2 The extent of surface water flooding is identified by the Environment Agency map below. There is an existing ditch running through the site from South to North, but this does not encroach on the proposed dwelling. The access track will pass over the ditch with a simple small bridge to avoid disturbance to the ditch flow rate or impact on Biodiversity.



Extent of flooding from surface water

● High 
 ● Medium 
 ● Low 
   Very Low 
 + Location you selected

- 2.3 Below, the proposed site plan has been highlighted to convey the natural topography of the site. This highlights the higher and lower ground levels around the proposed dwelling, which accords with the Environment Agency indicated areas at risk of surface water flooding, with negligible effect on areas of the site to which it would impact negatively. Further to the proposals positioning within the site, mitigation measures of permeable surfaces are incorporated as appropriate.



- 2.5 To conclude, following an assessment of the surface water risk in accordance with Environment Agency data and site topography, the identified marginal surface water flooding predicted within the site is considered to pose no risk to the proposed development.