RIDGEWAY
BUILDING DESIGN LIMITED

Flood Risk Assessment

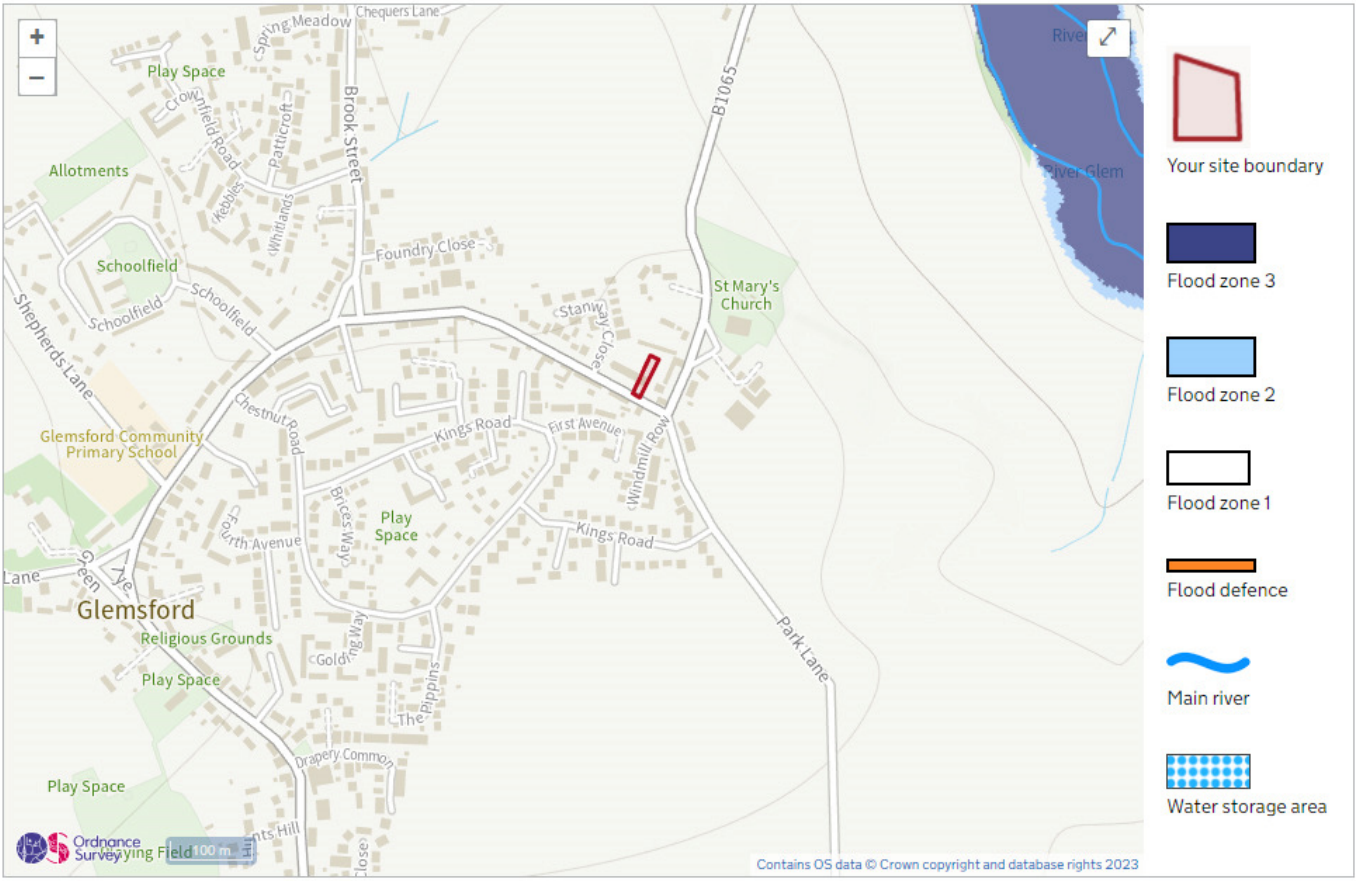
EXTENSION AND ALTERATIONS TO EXISTING DWELLING;
TYNESON, BELLS LANE, GLEMSFORD, CO10 7QA

The Proposal

The proposals comprise a single storey extension to the rear of the existing property. The proposed extension is located the North of the property.

Flood Risk from Rivers or Sea

The site is located in flood zone 1, an area with a low probability of flooding. Please refer to appendix A for a full copy of the flood map for planning.



The Environment Agency flood map for the site confirms that ‘you may need to do a flood risk assessment if your site is any of the following:

• Bigger than 1 hectare

• In an area with critical drainage problems as notified by the Environment Agency

• Identified as being at increased flood risk in future by the local authority’s strategic flood risk assessment

• at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling.’

Chapter 14 of the NPPF 2021 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 in regard to Flood Zone 1, this is only for:

• sites of 1 hectare or more

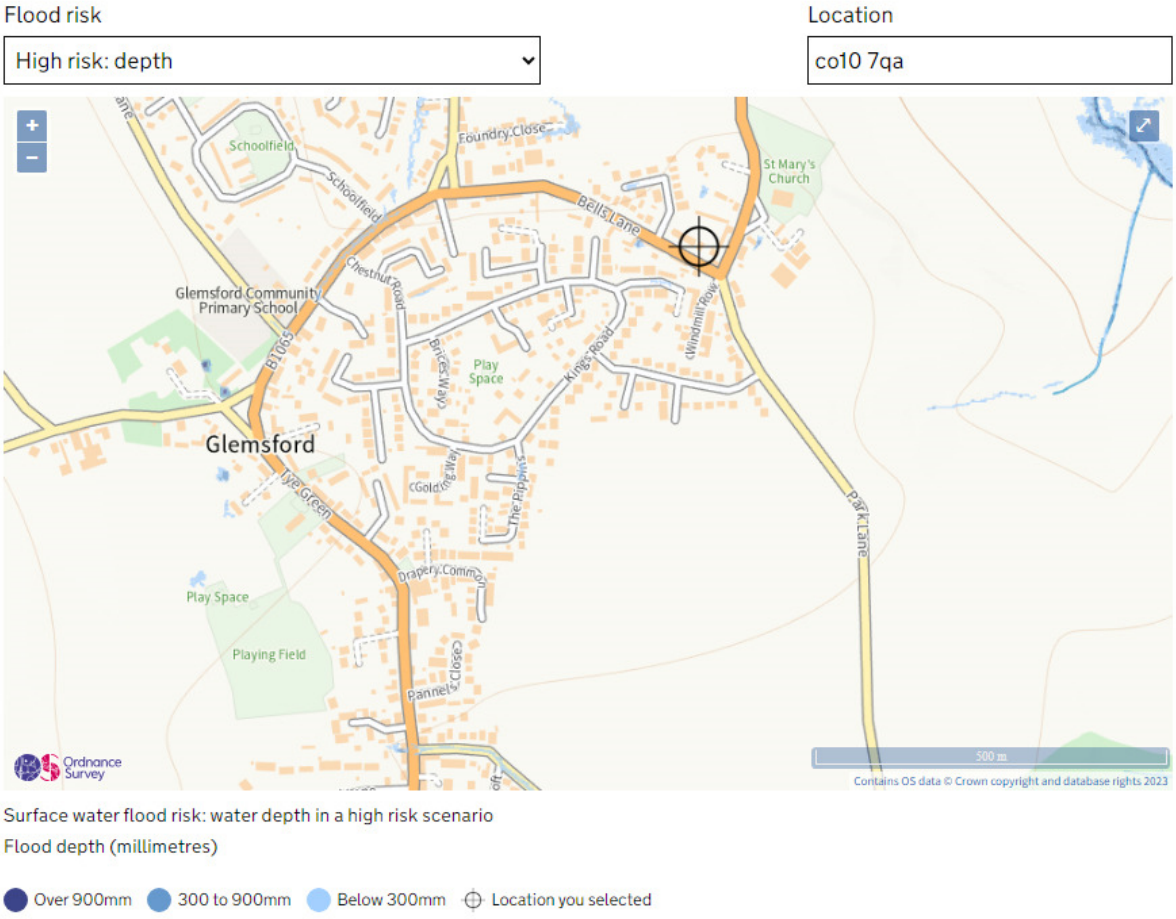
• land which has been identified by the EA as having a critical drainage problem

• land identified within a SFRA as being at increased flood risk in future

• land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use

<u>Existing Flood risk from Surface Water</u>

The site has no chance of surface water flooding in a high-risk scenario as indicated in the map below.



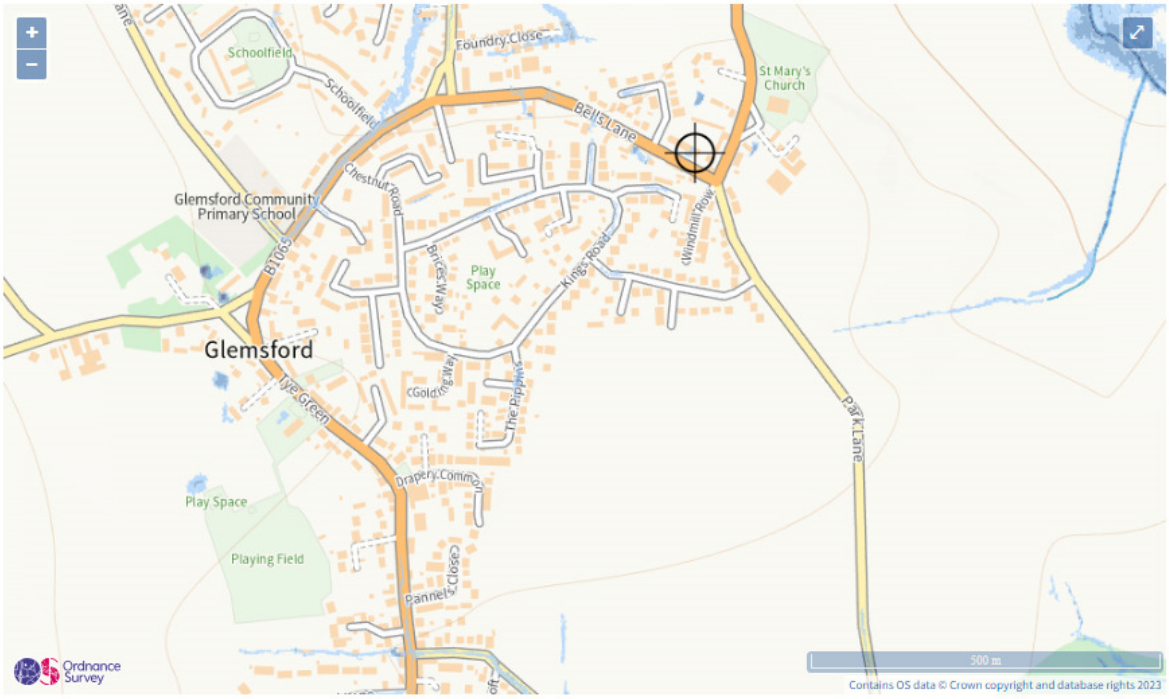
The site has a no chance of surface water flooding in a medium-risk scenario as indicated in the map below.

Flood risk

Medium risk: depth

Location

co10 7qa

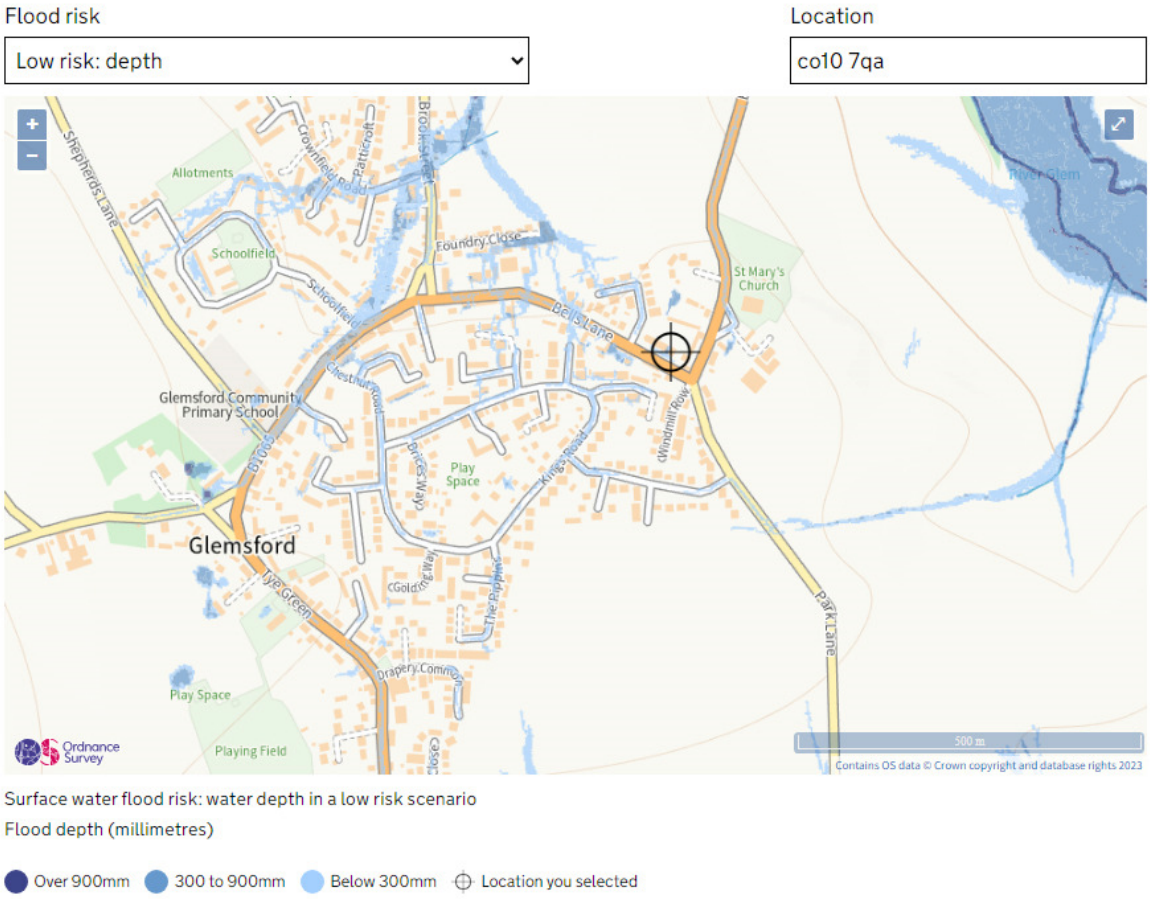


Surface water flood risk: water depth in a medium risk scenario

Flood depth (millimetres)

Over 900mm | 300 to 900mm | Below 300mm | Location you selected

Part of the site has a chance of surface water flooding below 300mm in a low-risk scenario as indicated in the map below.



Conclusion

Floors levels of the proposed extension will be set to match the existing floor levels of the dwelling therefore there is no greater risk than existing in the event of a flood.

The site is not greater than 1 hectare.

The site has not been identified by the Environment Agency as having a critical drainage problem.

The site is not identified within a SFRA as being at increased flood risk in future.

The use of the site is already established as planning use class C3 and the proposals do not change this use, therefore there the proposals do not offer a more vulnerable use of the site.