

FLOOD RISK ASSESSMENT
FOR
PROPOSED EXTENSIONS TO DWELLING
AT
46 POPE`S LANE
TERRINGTON ST CLEMENT
NORFOLK
PE34 4NT



1 DEVELOPMENT DESCRIPTION AND LOCATION.

1a Type of development and Location

The proposal is to construct single storey extensions to an existing dwelling.

The site location is 46 Pope`s Lane Terrington St Clement Norfolk PE34 4NT.

1b Vulnerability Classification

The development for a Residential extension falls within Zone 3 of the Environment Agency Flood Maps.

1c Sequential Test/Exception Test

The site is 0.134 hectares and is a Single Dwelling.

In terms of the sequential test there is no other similar land in the vicinity in the ownership of the applicant for the purposes of the test there is no other suitable land, or any alternative land that is at less risk in the immediate locality.

2 DEFINITION OF THE FLOOD HAZARD.

2a Sources of flooding that could affect the site.

The primary possible source of flooding of the site would be either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;
- or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Extreme rainfall could be another possible cause of flooding.

2b Identified flooding sources – how they might affect the site.

Fluvial flow and overtopping of the embankments would not inundate the site rapidly as the site is located further away from the source than much of the more prone areas closer to the sea or river. Any flooding scenario would be likely to be signalled well in advance with flood warnings, weather reports and local observations as to water levels within the river.

Extreme rainfall on the site should not have a major effect, as the site stands alone, has well drained surfaces.

3 PROBABILITY

3a Flood Zone

The site is within Flood Zone 3

3b Existing Surface water rates and volumes of run off generated by the site.

The site will not generate any significant additional surface water runoff.

4 CLIMATE CHANGE

4a How is flood risk at the site likely to be affected by climate change.

The site may be at risk if sea levels and river flows increase with climate change.

The site may be at increased risk if rainfall increases with climate change.

In mitigation the proposed dwellings can be built in accordance with the latest Environment Agency recommendations thus reducing any risk to a minimal level.

5 DETAILED DEVELOPMENT PROPOSALS.

5a Details of the proposed development

Please see drawings Numbered 2311-01 and 2311-02

Application for Householder Approval for Residential Development.

6 FLOOD RISK MANAGEMENT MEASURES

6a How will the site be protected from flooding, including the potential impacts of climate change over the development's lifetime.

The site sits some distance away from any rivers being mid-way between the Great Ouse and the Nene on which the banks have been strengthened and raised and there are large areas of flood plain adjacent to the river.

The site sits some distance away from the sea and the existing defensive banks are in good condition.

The proposed Extensions will have their floor level at the same level as the host dwelling.

The existing first floor will provide a place of Refuge in the event of any flooding.

The applicant will sign up to the local `Flood Early Warning scheme`.

The new buildings will incorporate flood resilient construction.

7 OFF SITE IMPACTS

7a How will you ensure that your proposed development and measures to protect your site from flooding will not increase flood risk elsewhere.

By observation they will not because there will be minimal additional storm water runoff.

7b How will you prevent run-off from the completed development causing an impact elsewhere.

Because the development is for the extension of an existing property and there will be minimal increase in storm water runoff and new more efficient soakaways will be constructed as part of the development for both the existing rainwater outlets and the new.