

FLOOD RISK ASSESSMENT

PROPOSED SEVERANCE OF PART GARDEN AND ERECTION OF 1 NO.
BUNGALOW WITH VEHICULAR ACCESS VIA EXISTING ACCESS TO
GREENACRES

at

GREENACRES, GARDEN HOUSE LANE, RICKINGHALL, IP22 1EA

for

RUBY HOMES (EAST ANGLIA) LTD.



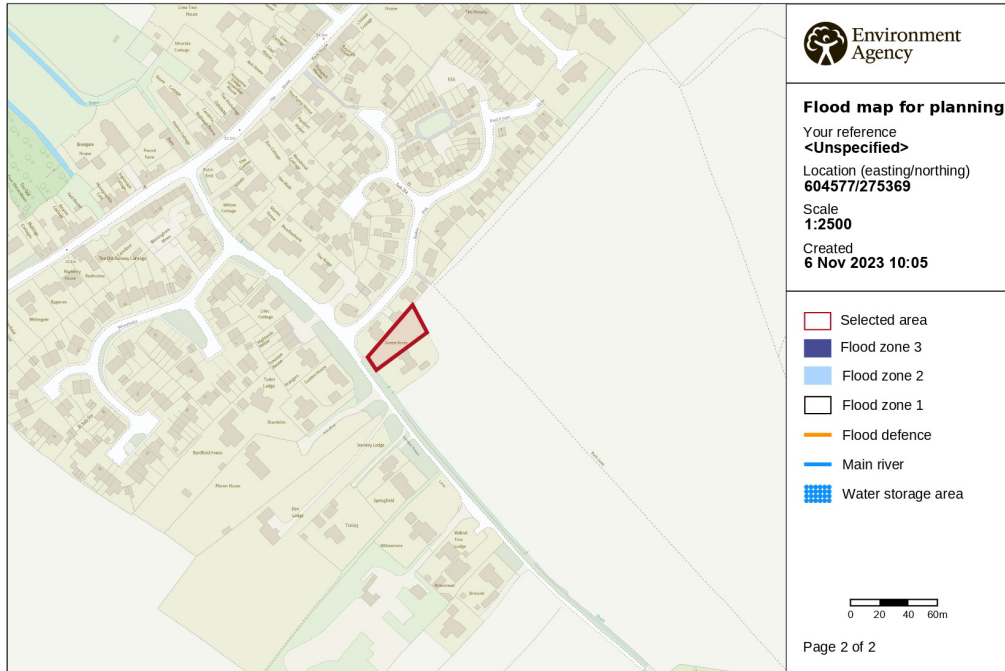
3 LOWER BROOK MEWS
LOWER BROOK STREET
IPSWICH SUFFOLK IP4 1RA
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1 INTRODUCTION and RELEVANT PLANNING HISTORY

- 1.1 This statement is prepared in support of a proposal for the severance of part garden and erection of 1 no. bungalow with vehicular access via existing access to Greenacres at Greenacres, Garden House Lane, Rickinghall, IP22 1EA
- 1.2 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.'
- 1.3 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

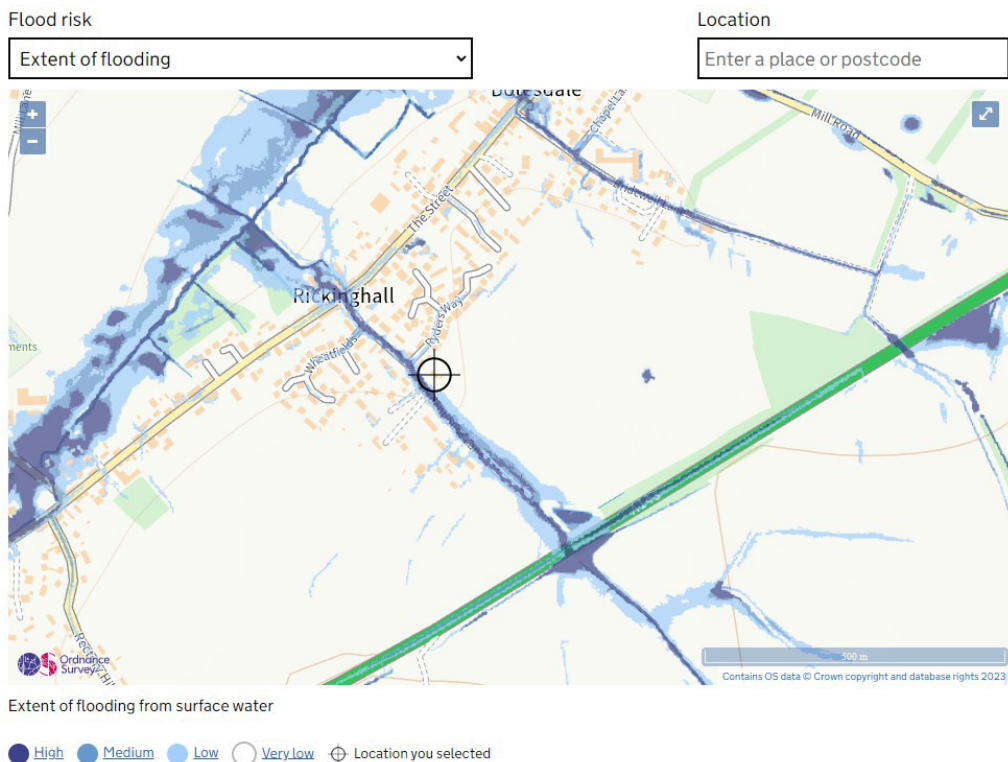
Flood Risk from Rivers or Sea

2.1 The site is located in flood zone 1, an area with a low probability of flooding. See below:

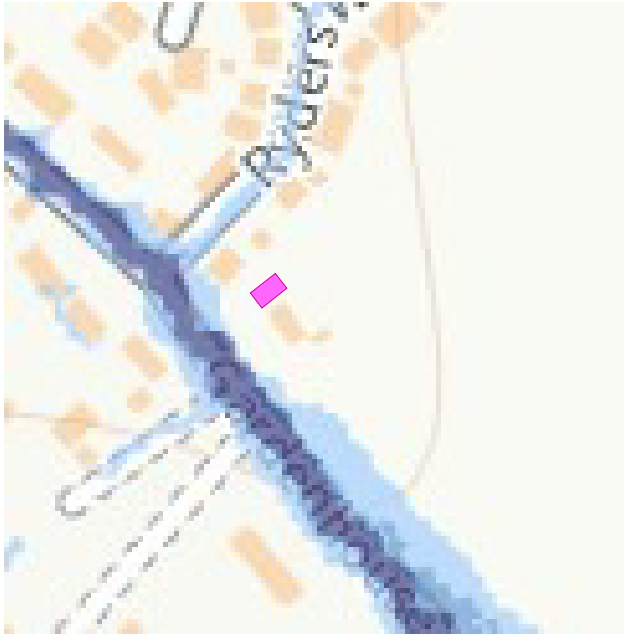


Surface Water Flood Risk

2.2 The road to the front of the application site could be affected by surface water flooding, see below extract from check-long-term-flood-risk.service.gov.uk.

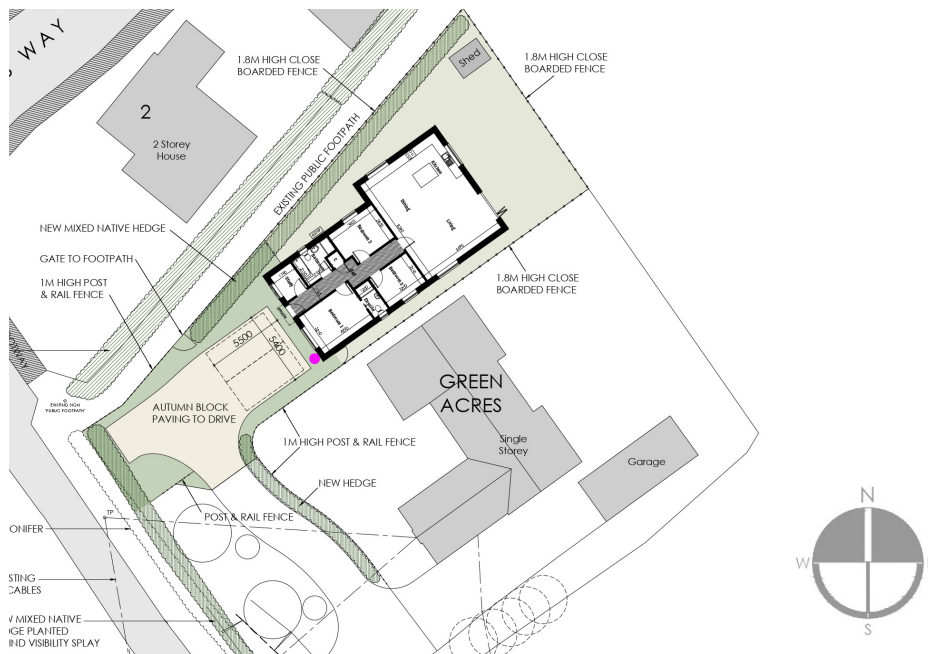


2.3 The extract below shows the proposed location of the new dwelling in pink demonstrating it is sited away from the potential surface water flooding.



2.4 The existing site levels rise away from the road towards the existing bungalow and the proposed dwelling. There are no known cases of surface water run off affecting the site.

2.5 The proposed site layout below shows that the proposed dwelling benefits from a public footpath running adjacent to the northern boundary. A pedestrian gate gives access to this footpath ensuring a safe exit can be achieved to access the rest of the village.



3 CONCLUSION

- 3.1 There does not appear to be a demonstrable risk to the area of the building, from available data or from the applicant's knowledge of the site.
- 3.2 Safe pedestrian access will be provided to the public footpath adjacent to the north of the site.
- 3.3 Floors levels of the proposed dwelling will be set to match the existing floor levels of the existing bungalow 'Greenacres' therefore there is no greater risk than the existing bungalow in the event of a flood.