

Job No: 2435E

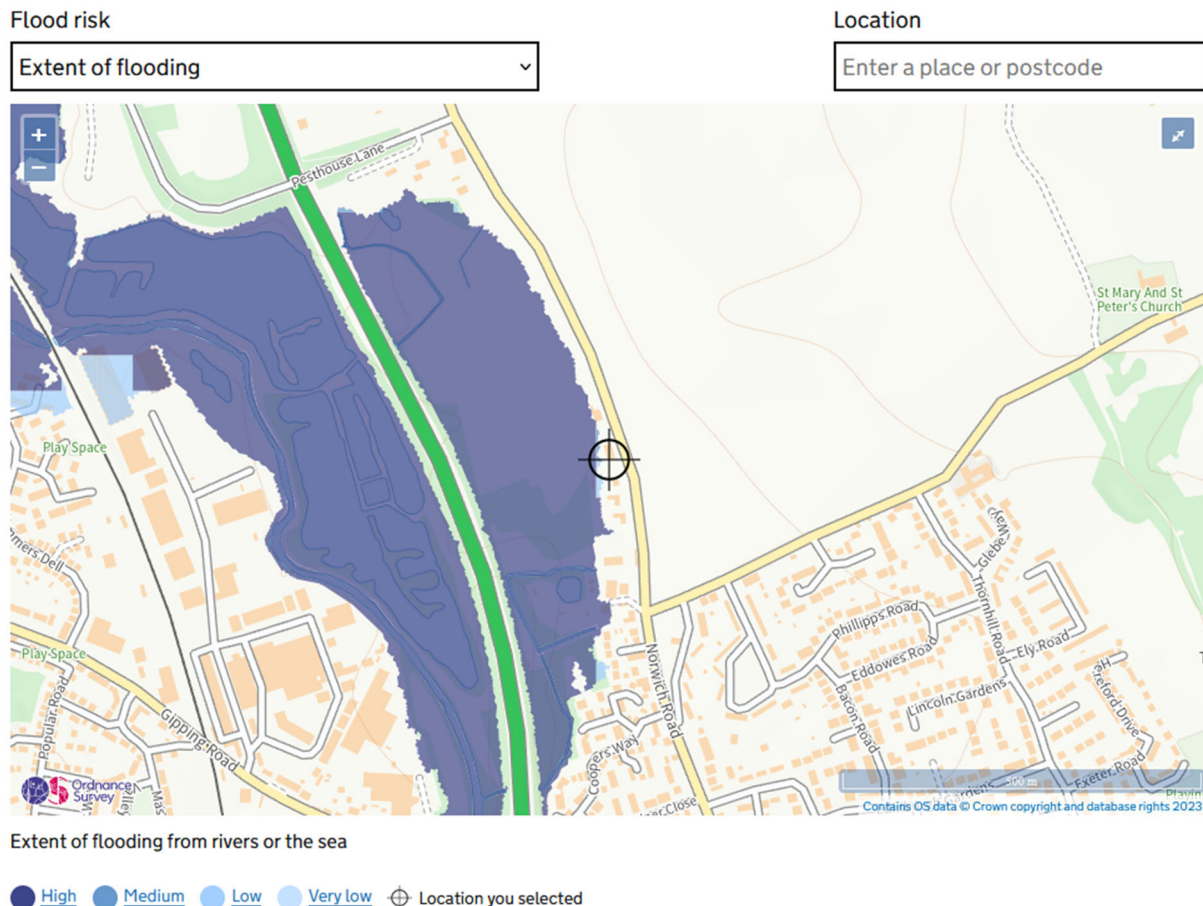
3rd November 2023

1, Lower Farm Cottages, Norwich Road, Barham, IP6 0NU Proposed extension to existing dwelling

Flood Risk Report

Flooding from Rivers of the Sea

The site boundary is designated as being partially within both Flood Zones 2 and 3, as shown on the attached 'Flood map for Planning'. However a more detailed look at the Flood Mapping shows that it is only the very rear of the garden that is within these Flood Zones, and so the proposed extension is within **Flood Zone 1** and is not in fact at risk of Flooding from Rivers or Sea, as shown in the map below, which is from the government website <https://check-long-term-flood-risk.service.gov.uk>:



This can also be seen in the zoomed in map extracted from the 'Flood Mapping for Planning' government website:



The property is over 200m from a designated main river, the River Gipping.

As the planning application is for an extension under 25 sq. m in area, and attached to the existing dwelling house, the floor levels will match those of the existing house, in accordance with the Environment Agency advice this application does not require OS Datum levels or a section drawing to be submitted.

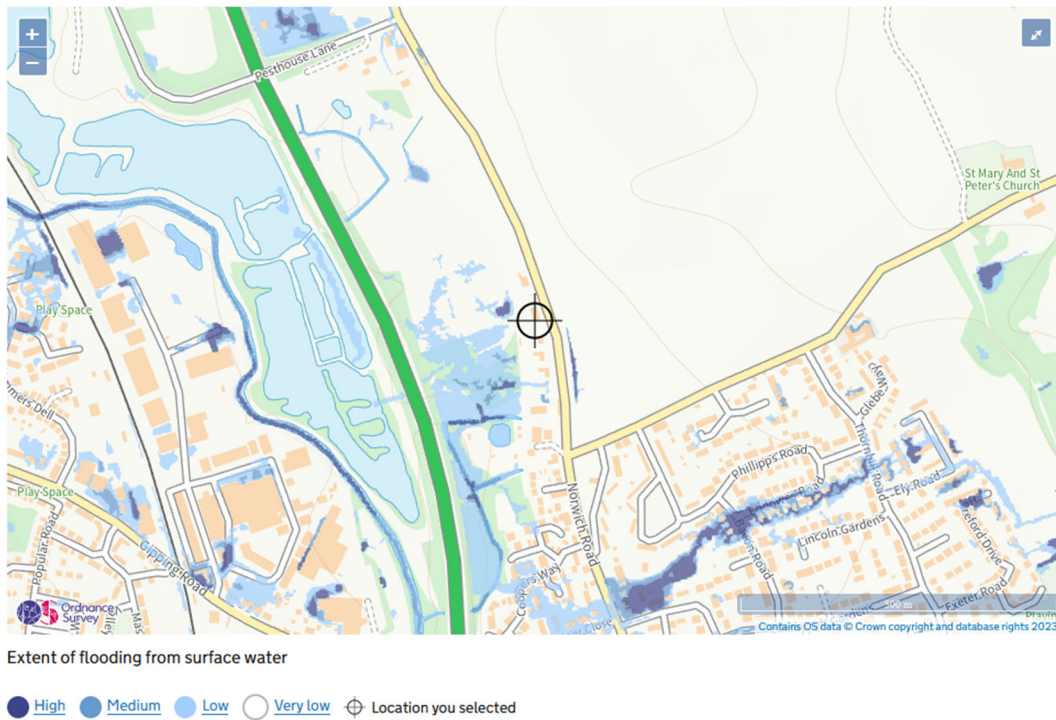
As the proposed extension is of limited size, and will be outside the areas of River Flooding identified on the mapping, the proposals will not:

1. Have an adverse effect on a watercourse, floodplain or flood defence.
2. Impede access to flood defence and management facilities.
3. Have a cumulative impact that would have a significant effect on local flood storage capacity.

Due to the fact that the proposed extension is in fact in Flood Zone 1 it is not considered to be at risk of flooding from Rivers or Sea.

Flooding from Surface Water

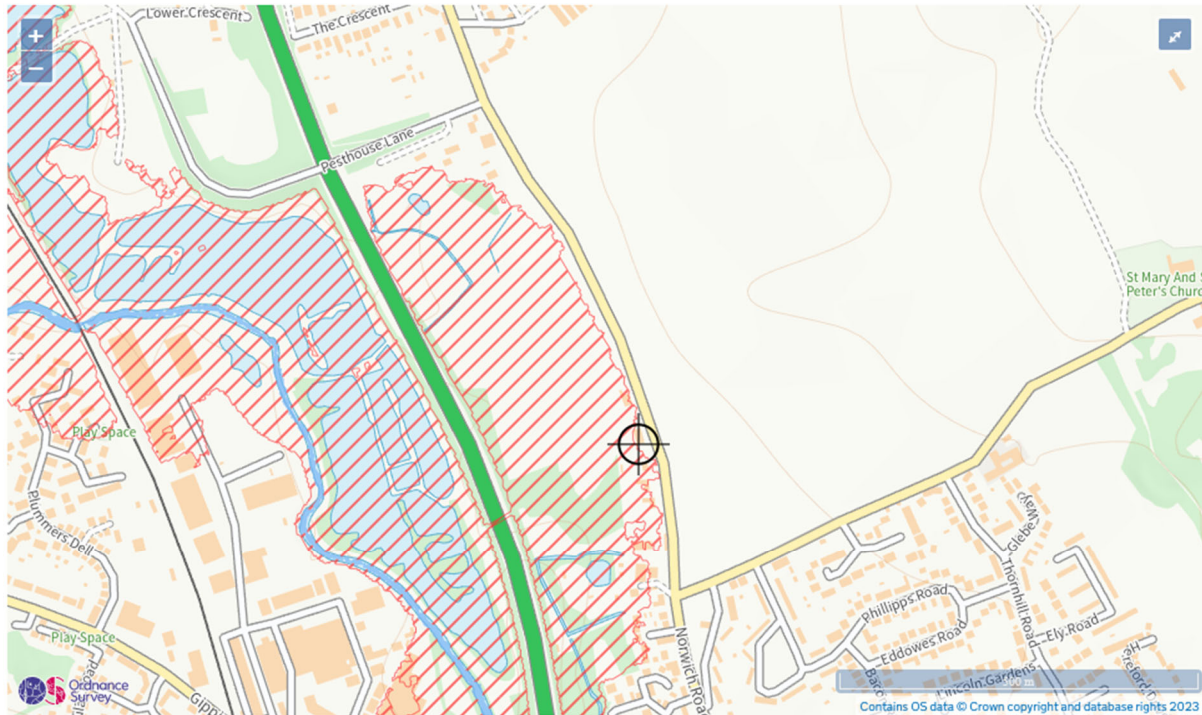
As can be seen from the map below, the site is not within an area deemed to be at risk of flooding from surface water,



Map taken from <https://check-long-term-flood-risk.service.gov.uk>

Flooding from Impounded Water Bodies

As can be seen from the map below, the proposed extension falls outside of the area at risk of flooding from reservoirs, and the area within the garden that is at risk is only at risk when the river is also flooded. It is generally accepted that the likelihood of flooding within these areas is extremely low.



Maximum extent of flooding from reservoirs:

● when river levels are normal ■ when there is also flooding from rivers ⊕ Location you selected

Map taken from <https://check-long-term-flood-risk.service.gov.uk>

Summary

In summary the proposed extension is not considered to be at risk of flooding as it falls outside of Flood Zones 2 and 3, is not identified to be at risk of flooding from surface water, and is not within the area of potential flooding from reservoirs.

The extension will be constructed at the same finished floor level as the existing house and is therefore at no more risk than the existing situation, which is extremely low risk.

Flood map for planning

Your reference
1 LOWER FARM

Location (easting/northing)
612924/250706

Created
3 Nov 2023 8:10

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- 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)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence **which** sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

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Flood map for planning

Your reference
1 LOWER FARM

Location (easting/northing)
612924/250706

Scale
1:2500

Created
3 Nov 2023 8:10

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

