

FLOOD RISK ASSESSMENT

Project Title: 65 Goldbrook Hoxne

Project number: 678744

Date : 12/11/23

1. Introduction

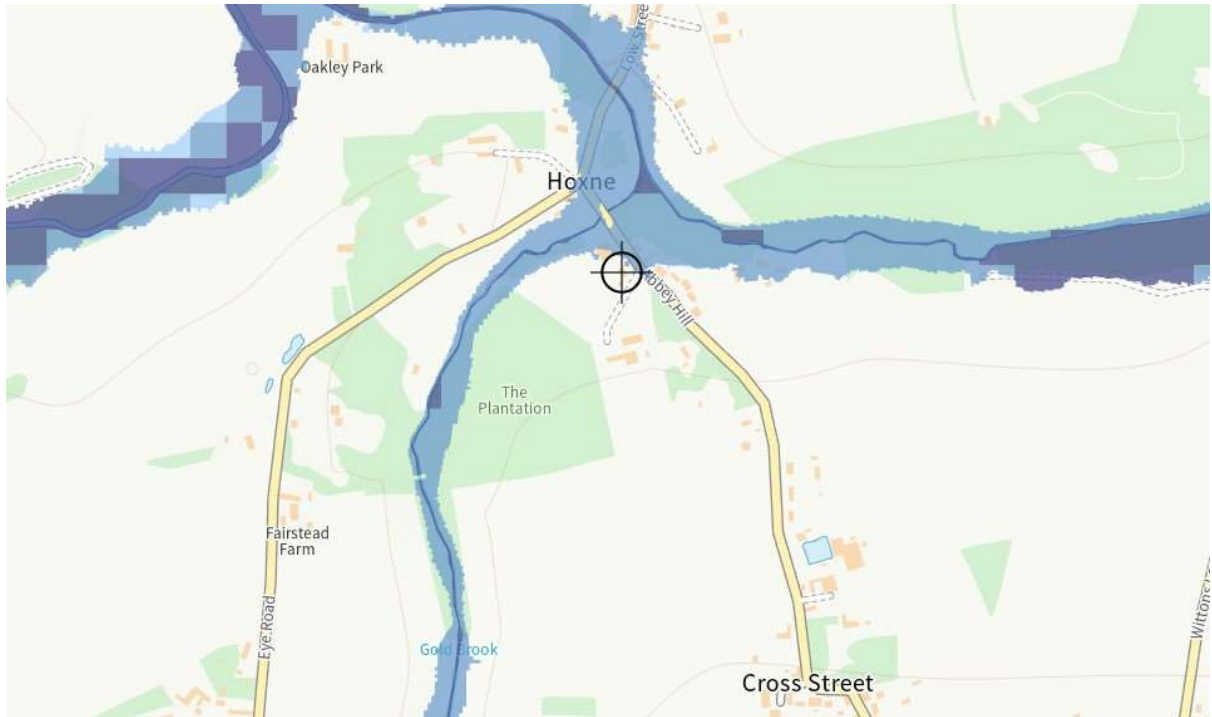
This statement has been prepared to assist with the understanding of the proposals for the above site which are currently submitted to Mid Suffolk District Council for determination. This document should be read in conjunction with the further supporting documentation submitted for consideration.

2. The Proposal

The proposal comprises the extension of an existing garage conversion, within an existing residential curtilage, to form additional habitable space for use solely in conjunction with the host dwelling. At present, the owners son is living in the garage conversion and requires more space for his bed.

3. The Site

The property is positioned to the south east of Hoxne village.



Reference to the Environment Agency website (illustrated above) notes that the site is within Flood Zone 1, and accordingly is not considered to be at risk of flooding from any source. Reference to the environment.data.gov.uk website confirms no historic flooding issues in the immediate vicinity of the proposal site. 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

4. Flood risk assesement

Application site indicated by a cross with a circle

It was confirmed by MSDC officers during email correspondence that the request for a SSFRA was due to the apparent 'introduction of a vulnerable use'. Discussion with the applicants has revealed no issues with flooding or water logged ground have existed during their ownership of the property. The existing garage conversion floor level is 750mm above the existing floor level of the house, though this will be raised by at least 75mm during conversion works in order to provide suitable thermal insulation. There will be a 525mm wall which the proposal will be built upon will damp proof course 150 off the ground.

It is proposed that conversion works will be carried out in accordance with the recommendations in 'Improving the Flood Performance of New Buildings; Flood Resilient Construction'. The proposed conversion works will not increase impervious run off, or enhance flood risk elsewhere

Flood risk summary for the area around:

65, GOLDBROOK, HOXNE, EYE, IP21 5AN

Rivers and the sea

Very low risk

More information about your level of flood risk from rivers and the sea

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

[View a map of the risk of flooding from rivers and the sea](#)

Surface water

Very low risk

More information about your level of flood risk from surface water

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground.

Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Suffolk council**.

[View a map of the risk of flooding from surface water](#)

Other flood risks

Reservoirs

Flooding from reservoirs is unlikely in this area

What a reservoir is and how we check an area's risk

Groundwater

Flooding from groundwater is unlikely in this area

What groundwater flooding is and how we can check an area's risk

5. Conclusion

The site is not greater than 1 hectare.

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

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

MSDC officers have suggested that the proposal introduces a vulnerable use, however as the site is currently within planning use class C3, and will remain in the same use class, the proposal does not then appear to introduce a more vulnerable use.

The proposal demonstrably does not introduce a more vulnerable use. It demonstrably creates no greater risk that currently exists in the use of the host dwelling.