

Nayland Farm
Mill Road
Ringshall
Suffolk IP14 2LS

Flood Risk Assessment

Project Title: Demolition of derelict shed and build of a two-bay cart lodge and office.

Project Number: DC/23/04969

Date: 26th October 2023

1.00 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.

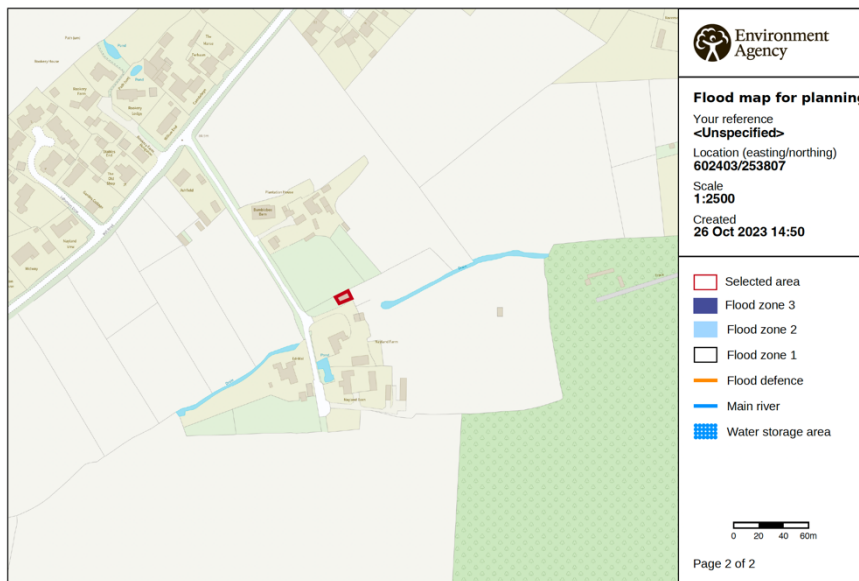
This document should be read in conjunction with the further supporting documentation submitted for consideration.

2.00 The Proposal

The proposal comprises the demolition of a disused shed and the building of a two-bay cart lodge and office on the existing footprint. The build is within an existing residential curtilage, to form additional storage and habitable space for use solely in conjunction with the host dwelling.

3.00 The Site

The property is positioned to the south of Mill Road in the village of Battsford Tye, although the proposed new building is situated in the Parish of Battsford, the main residence – Nayland Farm is situated within the Parish of Ringshall.

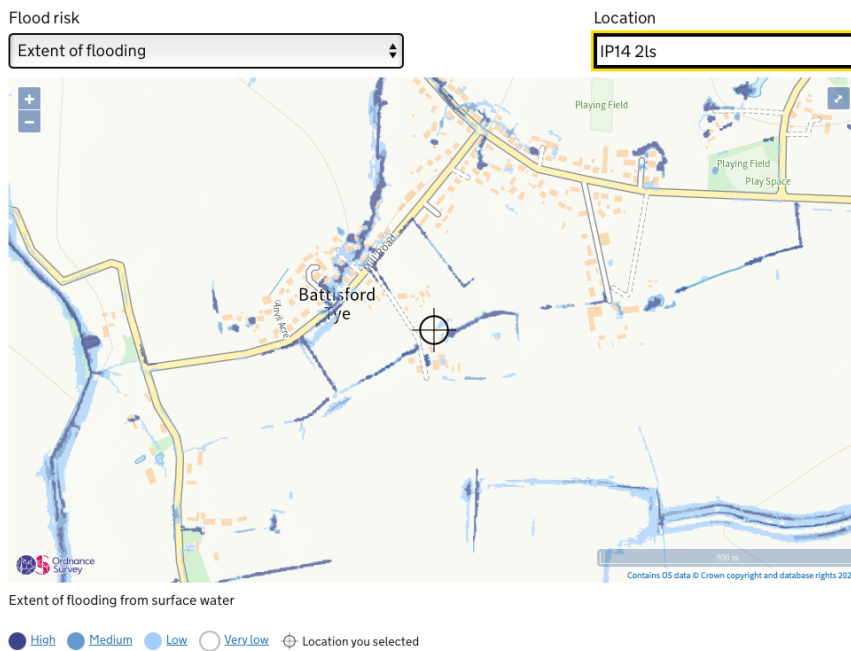


Reference to the Environment Agency website (illustrated above) notes that the site is within Flood Zone 1, and accordingly is not considered to be at risk of flooding from any source.

Reference to the environment.data.gov.uk website confirms no historic flooding issues in the immediate vicinity of the proposal site. Most developments that are less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The proposed site is approximately 0.01 ha.

Flood Risk Assessment

The following image is taken from the Environment Agency Long Term Flood Risk service which suggests that there is still a low risk of flooding from surface water. The key to the diagram, suggests this to be highly localized.



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 as being at increased flood risk.