

4 BUTCHERS LANE BOXFORD SUFFOLK CO10 5DZ  
**HOUSEHOLDER FLOOD RISK ASSESSMENT – Gates and Wall**

**December 2023**

Introduction

This householder flood risk assessment has been prepared in support of a householder planning application to replace an existing short section of fence and hinged gate to this listed house in Butchers lane, with the same sized section of brick wall and sliding gate. (seen here in dark brown).



Description of property

The host property is a semi-detached two storey grade II listed house with rendered elevations and a plain tiled roof. There is a small parking area away to the north east of the house in front of the garage and a small hardstanding area behind fence and gates between this garage and the neighbours garage (seen here in dark brown).

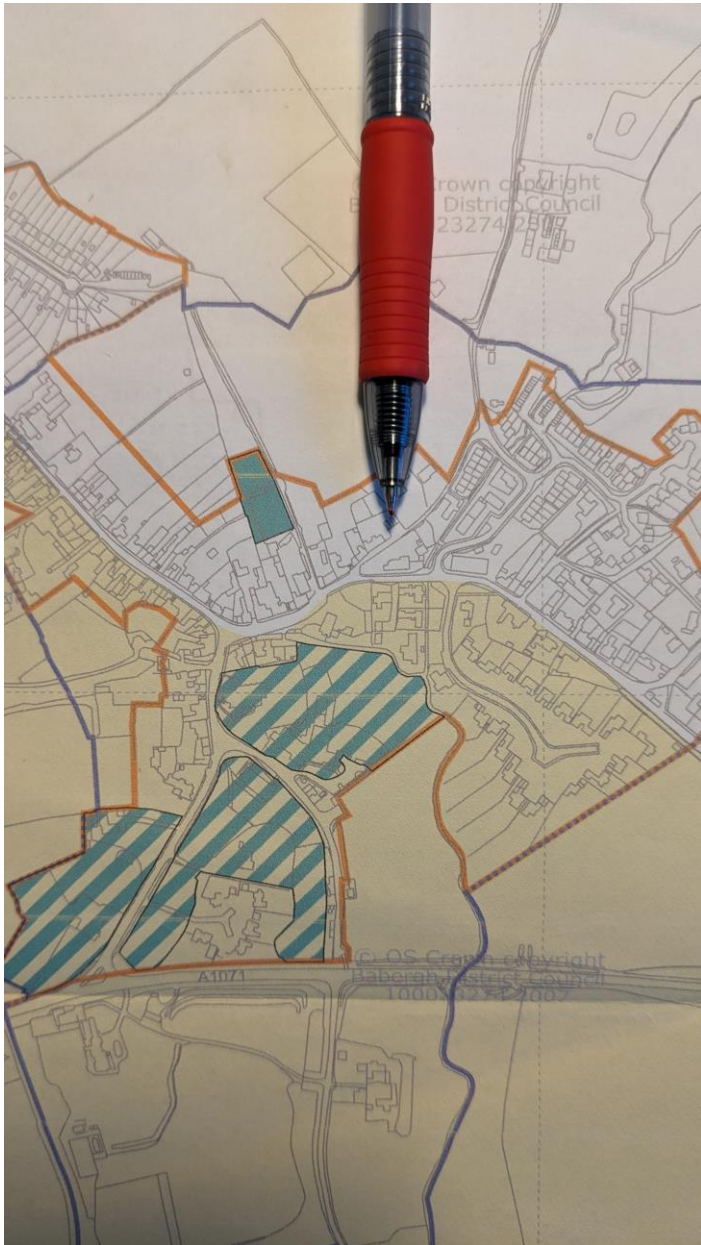
Proposal.

This proposal is for minor alterations to remove the existing timber fence and hinged gates between the two garages and replace this with a brick wall and sliding gate of the same size. This will enable the gate to be opened when there is a car parked in front, thereby allowing two cars to park end to end, and the gate to be closed between them. The purpose of these alterations is to enable better access to an existing hardstanding space beyond, to allow this small area to be used for a further parking space (albeit end to end parking).



This assessment is brief as commensurate with the minor nature of the development proposed.

Butchers Lane runs from the centre of Boxford out in a north easterly direction.



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## Flood risk summary for the area around:

4, BUTCHERS LANE, BOXFORD, SUDBURY, CO10 5DZ

### Surface water

Medium 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**.

[What you can do](#)

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

### 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](#)

### 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](#)

### Manage your flood risk

There are things everyone can do to prepare for flooding

Find out more about [managing your flood risk](#)

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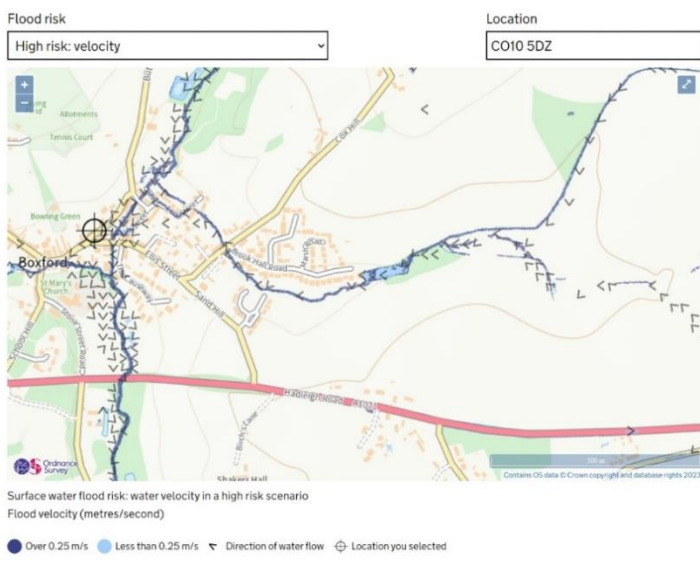
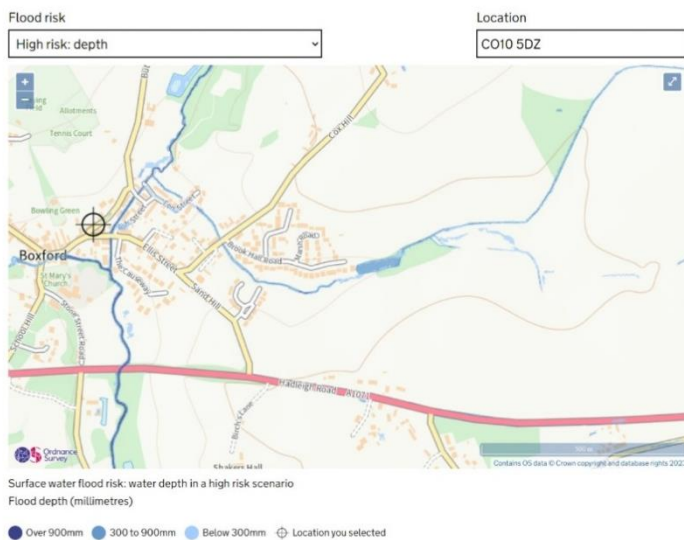
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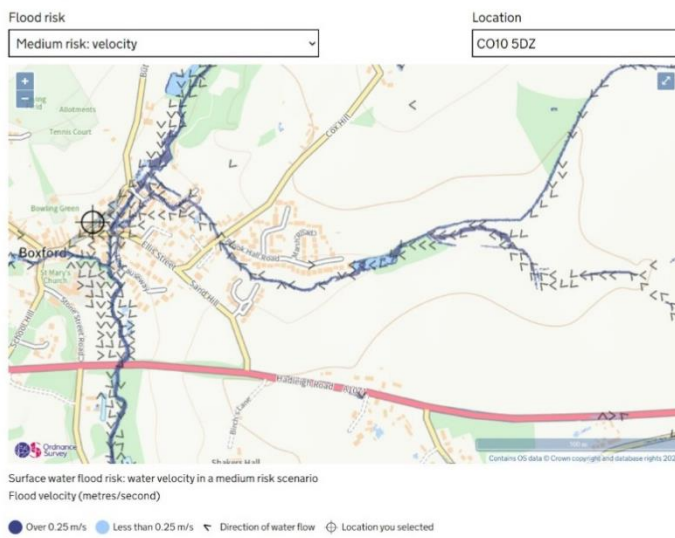
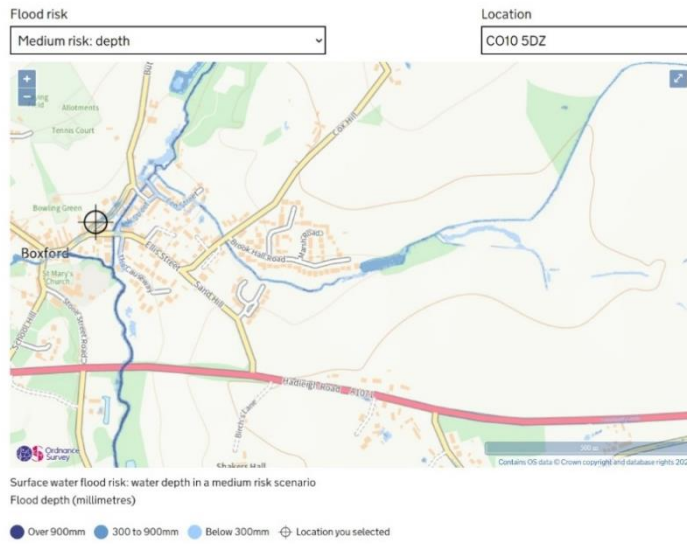
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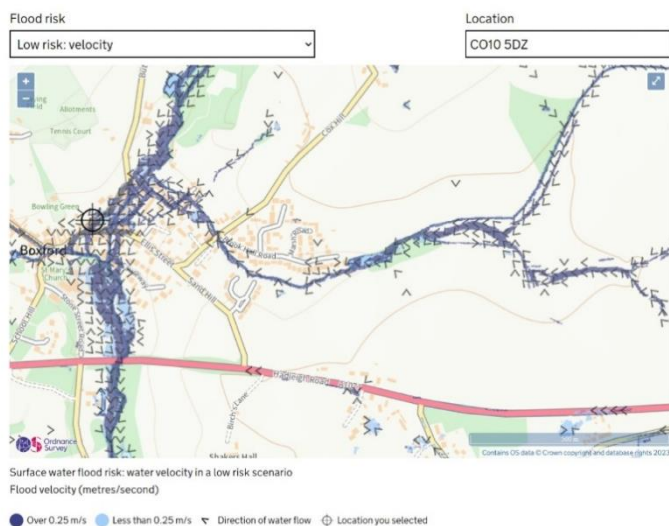


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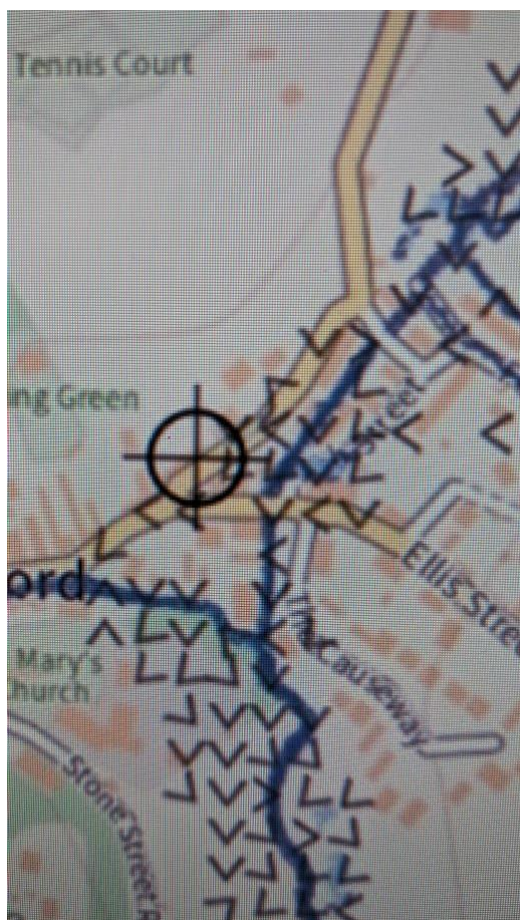






### Flood mapping.

See attached diagrams showing flood mapping for the risk of flooding from Rivers/Sea, Surface Water, Reservoirs and Groundwater. As can be seen here, all these categories are low risk apart from surface water which shows as medium risk. The directional mapping of surface water shows that flood water would flow generally in a south westerly direction down Butchers Lane towards the centre of Boxford to join the river Box at Broad Street.



## Conclusion.

In order to mitigate damage from flood water, the position of the proposed wall to replace the fence would contribute best to reducing risk from flooding if it were to act as a barrier to flood water entering the residential properties and their gardens along Butchers Lane. We therefore propose to build the new wall as a solid wall without further measures in an effort to help prevent flood water from entering the gardens of no 4 Butchers Lane, and to maintain the flow of flood water in a south westerly direction towards the river Box at Broad Street.

