



# FLOOD RISK ASSESSMENT

In respect of a planning application for the erection of  
2no. replacement dwellings and use of land as garden  
at:

Tye Barn Cottage and Michaelmas, Barking Tye,  
Stowmarket, Suffolk

## **1.0 The Site**

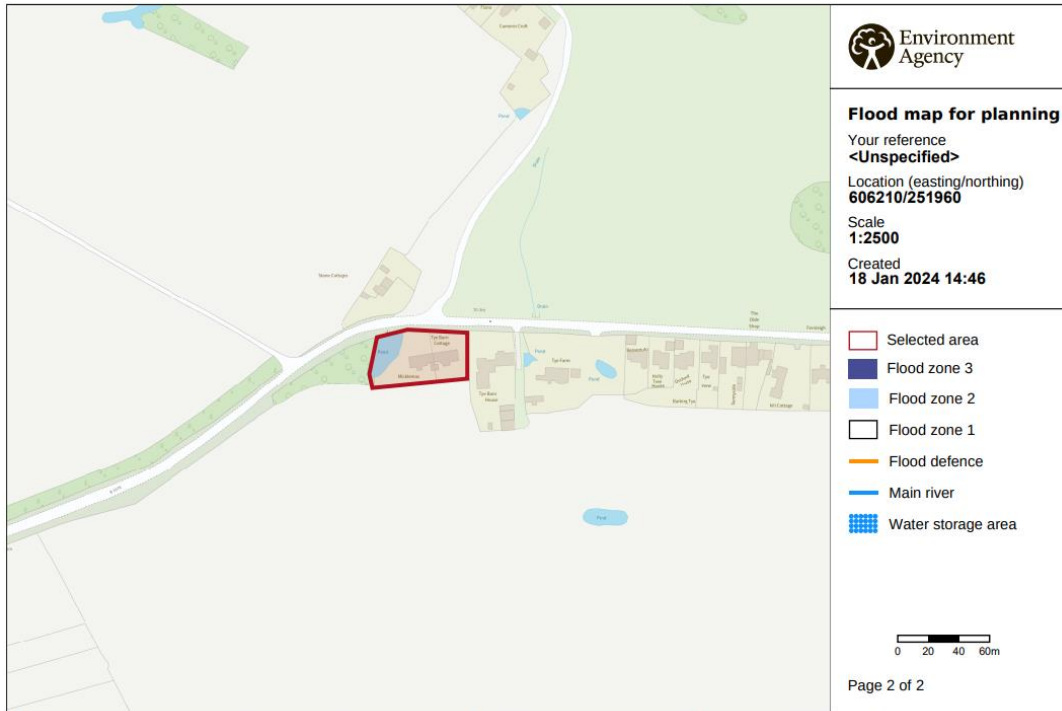
- 2.1 Tye Barn Cottage and Michaelmas form a pair of link detached single storey dwellings set to the south side of the B1078, and to the western end of the residential hamlet comprising Barking Tye. The image below shows the properties as viewed from the road.
- 2.2 The properties are set back from the road and benefit from a shared parking area set to the front of the linked garages.
- 2.3 Private garden space, opening up onto the fields beyond, lies to the rear of the dwellings.
- 2.4 The site falls wholly in Flood Zone 1, but includes a small area of land that is noted to be subject to surface water flooding according to the Environment Agency online mapping.

## **2.0 The Proposal**

- 2.1 The proposal seeks planning permission for the demolition of two existing dwellings on the land and their replacement with two new properties. Land to the rear of the site is proposed to be included in newly extended gardens to the new properties.
- 2.2 Please refer to the full suite of plans showing the layout and siting of the new dwellings which accompany the application.

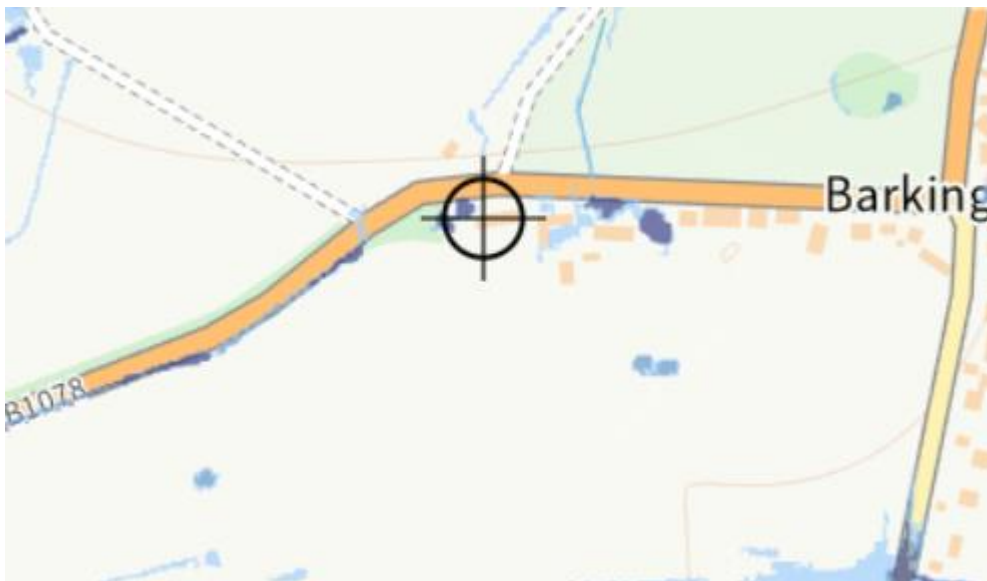
## **3.0 Flood Risk Assessment**

- 3.1 The site lies in Flood Zone 1, as confirmed below.



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3.2 Part of the site includes land that is noted to be subject to surface water flooding, as shown below.



3.3 None of the land that is proposed to be utilised for the new dwelling construction, or the access and egress to and from them, is included within the areas shown to be subject to this flooding. Indeed, the proposal moves built form further from these areas.

3.4 It is clear that the proposal gives rise to no risk resulting from flooding, it improves the current situation in terms of proximity and offers the opportunity to provide improved drainage arrangements on the site (through a condition of any permission granted).

3.5 It is apparent, therefore, that the proposal is not at risk of flooding and can deliver betterment.