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FLOOD RISK ASSESSMENT

Site Location: **Pastures New, Walsham Road, Wattisfield, Diss, IP22 1PB**

Planning Description: **(i) Construction of a single-storey rear extension, and (ii) enlargement of existing opening (east elevation) to accommodate new window. (iii) Installation of 2No. rooflights to front (west) elevation and (iv) construction of single-storey front porch.**

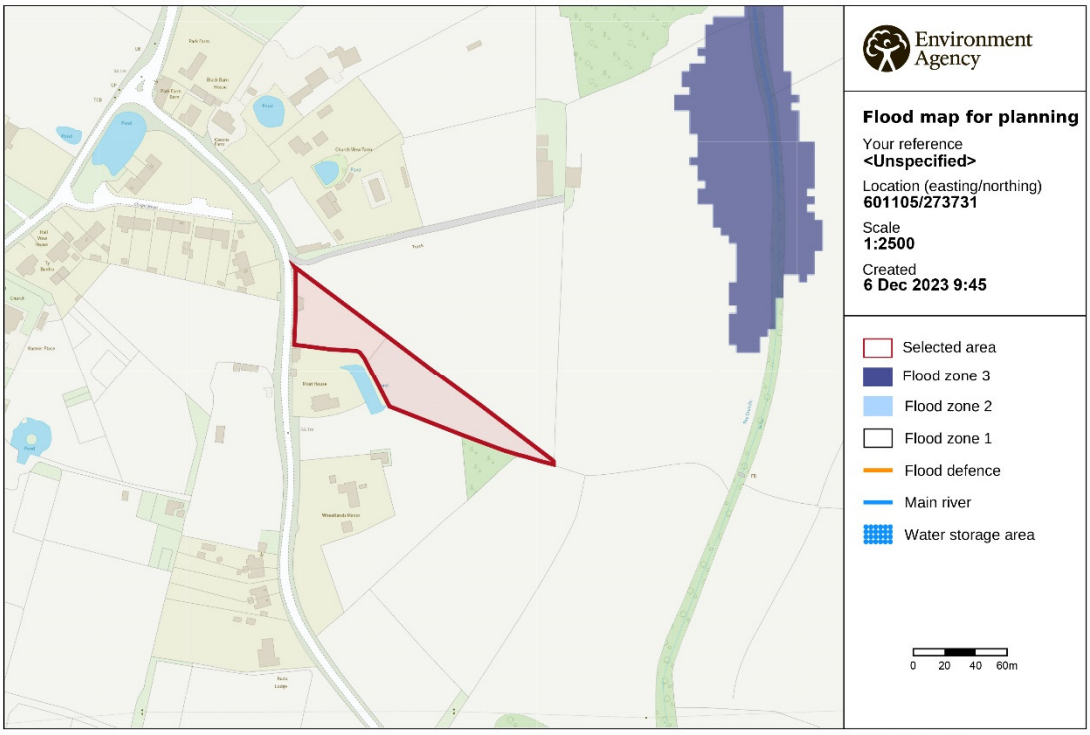
Date: **December 2023**

unit 1, park farm business centre, bury st. edmunds | email: ben@maudeandedwards.com | phone: 01284 336605

1.0 LOCATION/SITE

1.1 A Householder Planning Application for the '*(i) Construction of a single-storey rear extension, and (ii) enlargement of existing opening (east elevation) to accommodate new window. (iii) Installation of 2No. rooflights to front (west) elevation and (iv) construction of single-storey front porch*' was submitted in December 2023. We received a letter from the Validation Team at Babergh/Mid Suffolk dated 13th December 2023. Amongst the requirements in this letter was for a Site-Specific Flood Risk Assessment.

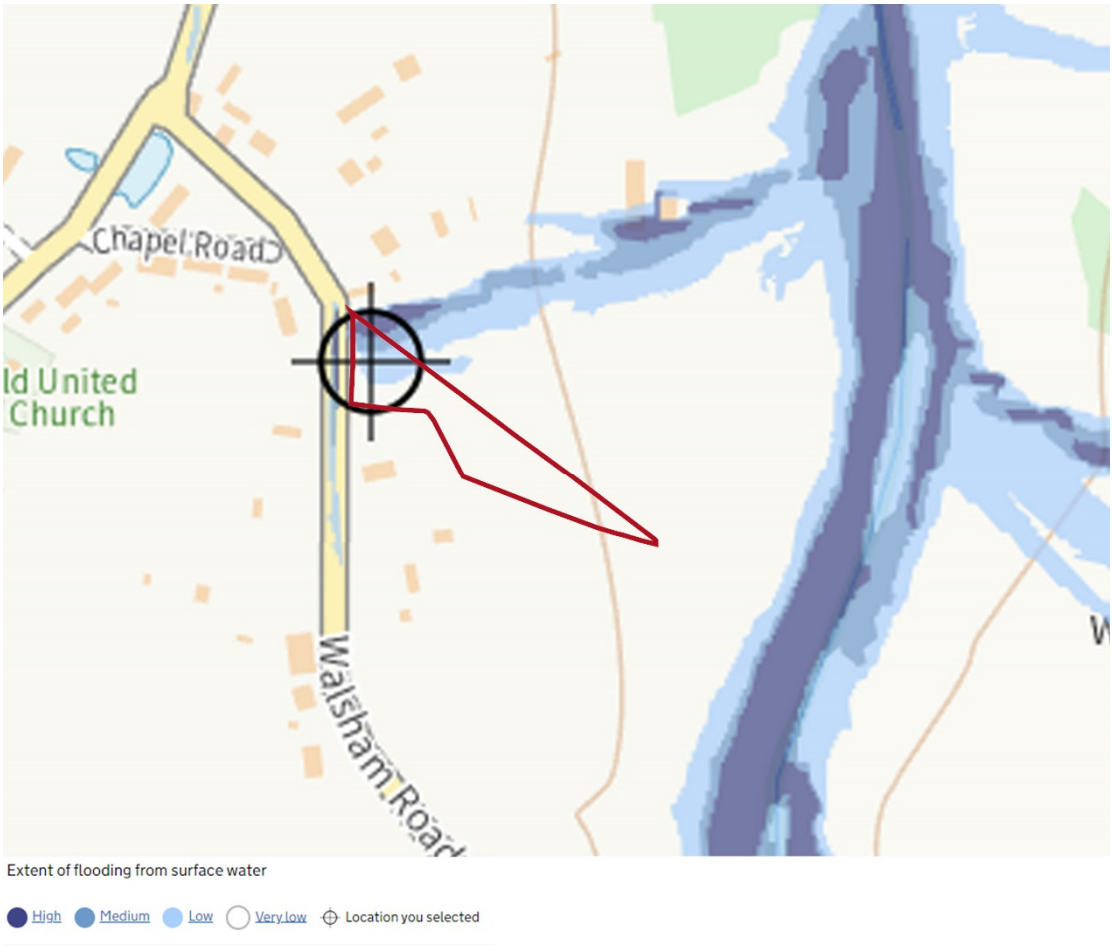
1.2 The site boundary of Pastures New, is located within a Zone 1 flood area as recorded in the Environmental Agency records. See the map below;



A Flood Zone 3 lies approx. 400m to the east of the dwelling and is attributed to a stream which rises to the south of the village from Grundle Farm. 'The Grundle' is one of the tributaries of the Little Ouse river which eventually joins the Great Ouse and discharges into The Wash.

Planning approval was granted in 2019 (DC/19/01532) for a single dwelling on the applicant site with construction completed in 2022. The consent did not include any flood mitigation.

1.3 The site boundary of Pastures New, is located within a 'High Risk' Surface Water flood as recorded in the Environmental Agency records. See map below;



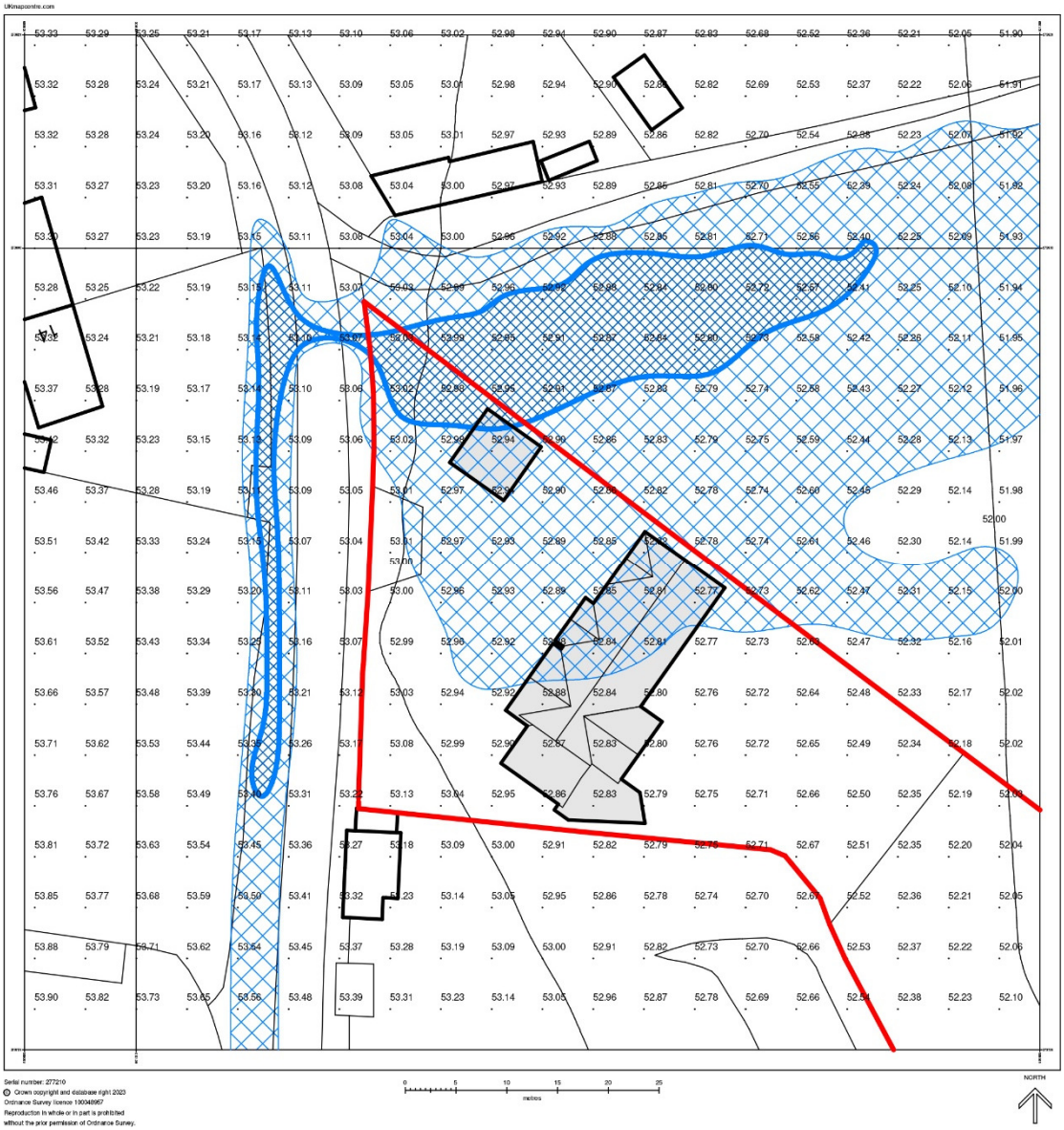
The Environmental Agency's data identifies the northern corner of the site as a 'High-Medium Risk' zone with the largest section of predicted surface water flooding being 'Low Risk'. The above modelling data has been overlaid with OS mapping to generate a more accurate picture of the site and proposed extension; see the map below.

1.4 OS level data confirms the surface water flooding predicted is likely correct with the falls across the site and road reflected in the predicated water flows.

1.5 The existing property features a porous pea shingle covering to the front driveway with grass lawns to the rear and paved patios surrounding the house. Refer to planning drawing 2330.PL-102 and site photos for existing and proposed hard/softscaping.

1.6 The proposed rear extension is beyond the 'Low Risk' surface flood area identified and given its position, is not a higher risk of flooding than the existing dwelling. If approved, the recommendations set out in section 3.0 should be adopted to ensure the extension does not contribute to any increase in surface water flooding.

1.7 The proposed front extension is within the 'Low Risk' surface flood area identified above and requires additional measures beyond the recommendations in section 3.0 to ensure the lifetime protection of the dwelling. Refer to planning drawing 2330.PL-303 for proposed surface water flood mitigation.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0 5 10 15 20 25
metres
NORTH

2.0 RELEVENT COUNCIL POLICY

Policy LP27 – Flood risk and vulnerability

Proposals for new development can be approved where:

1. *The Strategic Flood Risk Assessment, as a starting point, has been used to assess whether the proposal is at risk of flooding and any impact of the proposal on flood risk. Other available flooding evidence should also be considered where it is relevant and/or is more up to date;*

2. *In areas at medium or high risk from flooding, it has been soundly demonstrated that the new development or intensification of development, can be made safe for its lifetime without increasing flooding elsewhere. This includes addressing the 'sequential test'; where needed the 'exception test' and also a site specific flood risk assessment;*

3. *Mitigation is provided against existing and potential flood risks throughout the life of the development (including fluvial, pluvial, tidal and sewer flooding) through application of a sequential approach to flood risk within the design and layout of the site, the implementation of Sustainable Drainage Systems (SuDS), and avoiding or mitigating risks to ground or surface water quality;*

4. *Above ground, appropriate SuDS are incorporated within new developments unless it can be demonstrated that ground conditions are unsuitable for such measures, and take these opportunities to provide multifunctional benefits, including biodiversity, landscape, amenity and water quality enhancement (but excluding public open space);*

5. *Details appropriate to the scale of development are provided regarding how on-site surface water drainage will be managed so as to not cause or increase flooding elsewhere. This includes taking account of the cumulative impact of minor developments;*

6. *Opportunities to provide betterment of greenfield runoff rates to reduce the overall risk of flooding, have been provided wherever possible;*

7. *In circumstances requiring surface water management measures (including rain water harvesting), adequate mitigation which removes any increased flood risks and/or detrimental impacts are provided to support any planning application to the satisfaction of the Lead Local Flood Authority;*

8. *Further indicative details of long-term maintenance, management and where appropriate adoption by an appropriate body are provided at application stage; and*

9. *There is no unacceptable impact upon areas identified as vulnerable to coastal erosion.*

3.0 DESIGN CONSIDERATIONS

3.1 New internal floor levels to match the existing ground level, where flush thresholds are to be installed, the opening shall be protected with an Aco Storm drain (or equivalent) connected to an appropriate soakaway.

3.2 New ground floor to be solid concrete with a 1200 gauge polythene DPM lapped with the new/existing DPC's. Insulation within ground floor construction is to be of the closed cell type (PIR) allowing minimum absorption.

3.3 All mortar joints in cavity brick and blockwork to be completely filled. Perforated and porous bricks should not be used. Stainless steel cavity wall ties to be used.

3.4 New soakaways installed as set out in the building regulations and to meet on-site ground conditions. To slow the discharge of rainwater into the ground, a minimum 200-litre water butts are to be installed to both the front and rear extensions.

3.5 Internal plasterboard sheets to be fixed horizontally with all new electric sockets and switches to be placed at a high level (above predicted flood levels – 450mm). Electric ring mains to drop down, to the sockets and switch positions, (from above not below).

3.6 All service entry points are to be carefully sealed with expanding foam or other closed cell material. Below-ground services are to be in non-ferrous materials. If ferrous materials have to be used it should be double-wrapped in 'denso' tape.

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4.0 SITE PHOTOS

Photo 1 - Front (West) elevation

Photo 2 - Front canopy

Photo 3 - Double garage (northern corner of site)

Photo 4 - Side (West/South) Elevation

Photo 5 - Rear elevation and patio (proposed rear extension)

Photo 6 - Rear elevation and patio (proposed rear extension)

Photo 7 - Rear elevation

Photo 8 - Rear garden