HOUSEHOLDER FLOOD RISK ASSESSMENT

DETACHED WOODEN GARDEN HOME AT GREENHAYES, NAYLAND ROAD, BURES, CO8 5BX

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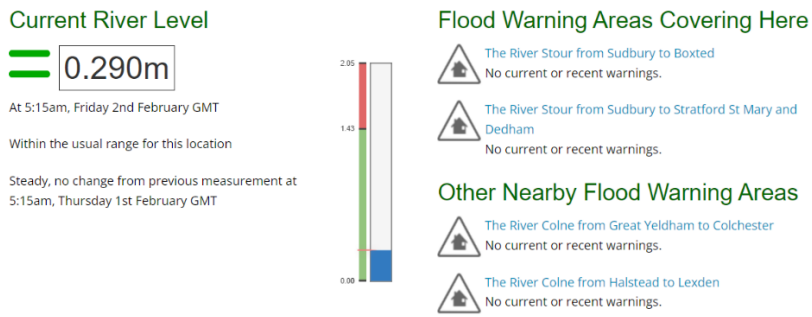
This Householder Flood Risk Assessment has been prepared by Andrew Pentney, using resources such as the Gov.UK Flood Models and the Environmental Agency Website, in support of myself and my wife, as the householders, submitting a planning application seeking consent for the erection of a new wooden Garden Room within the perimeter of the dwelling known as Greenhayes, located centrally on the Suffolk Side of the village "Bures St Mary" bordering onto the Village Recreation Ground and opposite to the Bures Vicarage.

The new Garden Room would be a new addition to the property, having a proportionate footprint and overall dimensions to the plot. This new wooden structure would be used as a Garden Office, when working from home, and at all other times as a family room, and sits on the north side of the property.

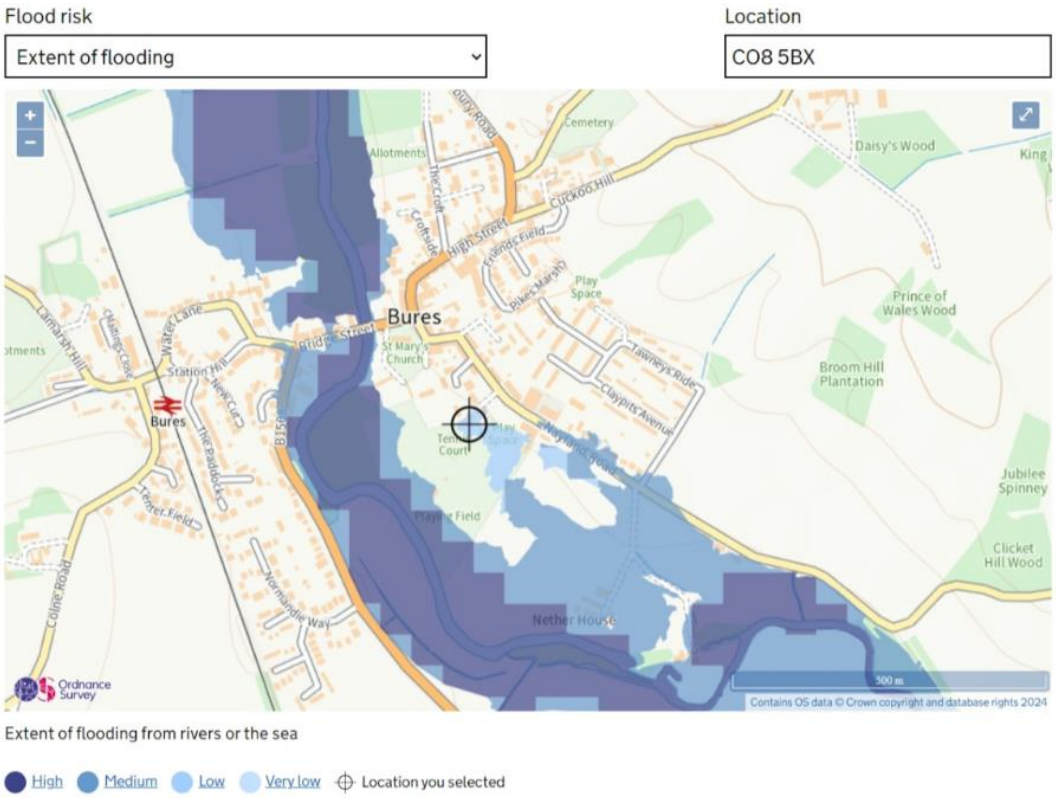
This assessment is commensurate to the fact that it accompanies our "householder" planning application and to the minor nature and complexity of the proposed development.

Bures sits in the Valley with the village striding the River Stour as it makes it way along the valley to Nayland and onwards to Manningtree. Just on the perimeter of the village at Bures Mill there are flood gates and towards Sudbury there are additional controls, along with extensive river level monitoring that is monitored and managed by the Environmental Agency. An example of the monitor for Bures is shown below (dated 02/02/2024).



The main route of the River Stour runs to the south side of Greenhayes in excess of 150m away, on a downward gradient.

The online Environment Agency flood risk maps (see below) indicate that the risk to Greenhayes due to flooding from rivers is LOW (a 1% annual probability of flooding), placing it into Flood Zone 2 in this respect. The risk from surface water flooding is indicated to Medium risk (See next picture).



The risk from surface water flooding is indicated to Medium risk (See next picture).

Extract from Environment Agency flood risk maps (surface water).

Where there is a risk to Greenhayes from surface water, the Environment Agency flood risk maps confirm that the risk is low. The property is outside any high risk or medium risk zones in terms of water depth, and the area where the new building would be sited is within this low risk zone.

The proposed wooden garden building would be installed on a structural wooden frame resting on post supports that will result in the structure being very slightly elevated resulting in their being little or no risk of the building become internally impacted by flooding water, and in the event no impact on occupied space.

The householder over the last 14 years has not experienced or witnessed the location of the proposed structure being affected by water, and believes there to be a soak away close by.

For the above reasons, and particularly taking into account the location of the proposed garden room in an area of low risk, there is considered to be negligible risk to life and property. However, having regard to the above the following mitigation measures are also recommended:

- All electrical sockets will be installed at high level a minimum of 500mm above finished floor level.
- The electrical supply will include adequate provisions for protection from shock and fire due to water ingress, along with CCTV monitoring,
- Surface water drainage measures will include water butts to collect surplus rainwater to be recycled.