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February 2024

To whom it may concern,

## Oakleigh, Lower Road, Westerfield Ipswich, Suffolk, IP6 9AR

### Introduction

We are the appointed flood risk consultants as part of the project team. We have been appointed to resolve the comments on flood risk posed at the site and from the scheme because the LLFA / EA / council have requested further information to demonstrate the scheme is NPPF / PPG flood risk appropriate and remove concerns that the proposed outbuilding for non-sleeping purposes would increase flood risk off site.

### The Flood Setting

The site partly within and on the edge of FZ2 / FZ3.

This means the site is most likely wholly within FZ3 with new climate change allowances added as the EA website map does not include for climate change. This is corroborated by the council SFRA.



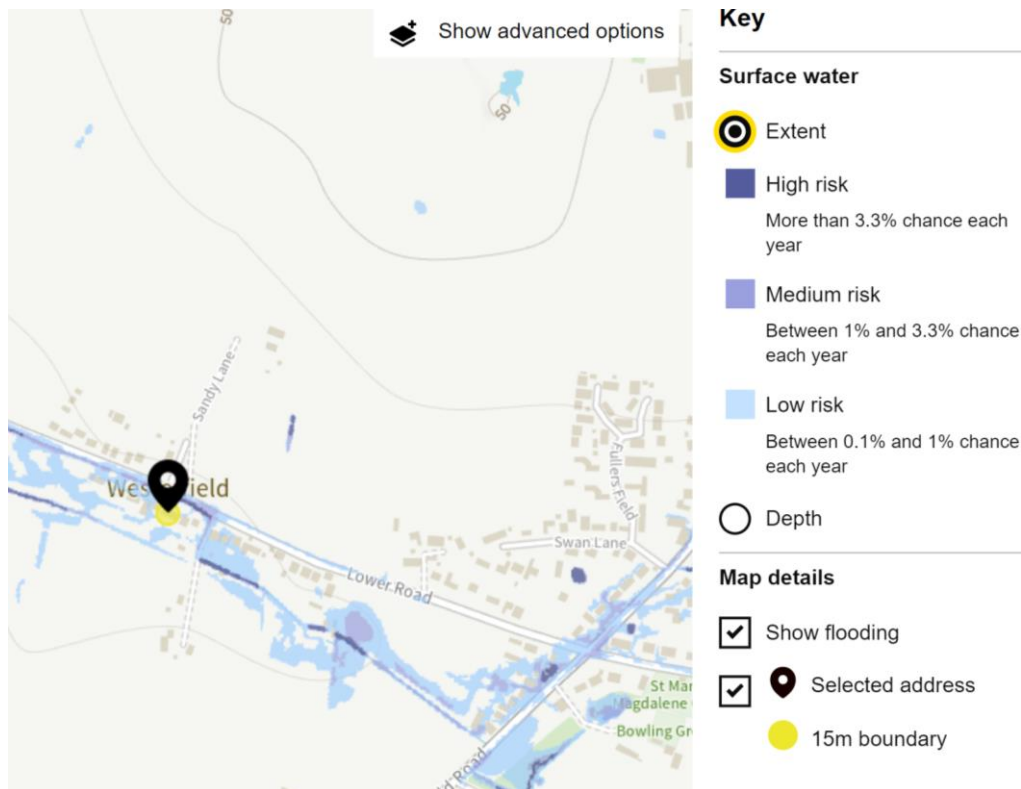
Site is on the edge of the floodplain (not including climate change) in part Flood Zone 2.

This is attributed to an ordinary watercourse not an EA main watercourse.

It is not in the PPG 2022 Functional floodplain (1 in 30 year) hence it is appropriate in NPPF / PPG terms.

Even if the site were considered to be in Flood Zone 3a climate change, an outbuilding remains appropriate.

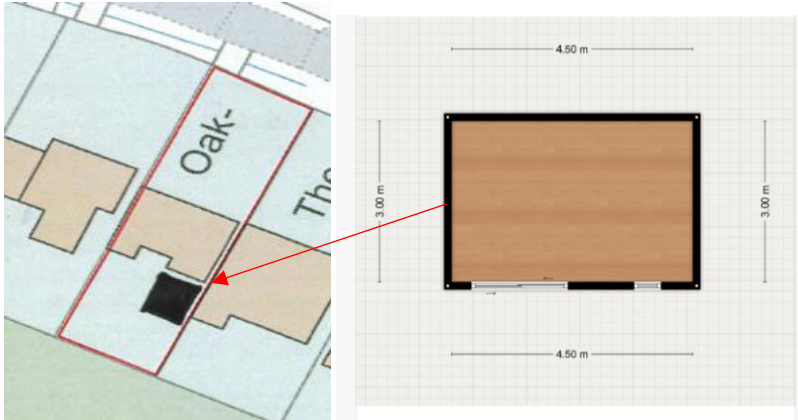
The surface water flooding suggests a patchy low hazard area:



NPPF / PPG All Sources of Flooding

Groundwater, Sewers and Artificial sources of flooding are considered not to be relevant for this application given it comprises a boundary treatment and the scheme will not displace such sources of flooding to a point which would require additional assessment.

### The scheme



### Summary

Given the size and nature of the scheme, additional calculations are not considered necessary.

Given the size and nature of the scheme and flood setting no additional assessment of flood displacement is considered necessary.

Floodwaters are not being excluded from the site.

The outbuilding is compatible in this flood setting in accordance with the NPPF & PPG.

Given the above information and site, scheme and flood setting specific assessment, the scheme is considered appropriate in NPPF / PPG terms as it will also not increase flood risk off site.

No additional assessment or calculations are considered necessary for this very small change to a boundary treatment.