

Flood Risk Assessment.

Reference: 4497.

Rev. A. - March 2024

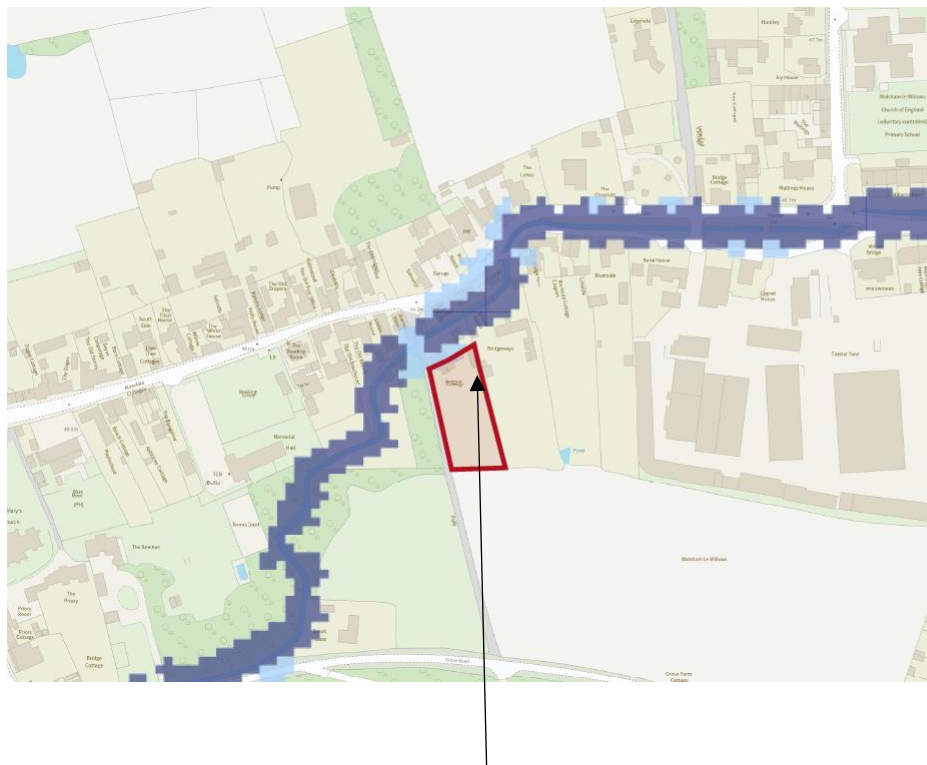
APPLICATION FOR PLANNING PERMISSION - DC/24/00034

Proposal: Householder Application - Erection of detached single storey building to provide ancillary habitable and annexed accommodation.

Location: 2 Avenue Cottages, The Street, Walsham Le Willows, Bury St Edmunds Suffolk IP313AZ

This FRA summary has been prepared to support proposals for additional detached ancillary accommodation. To be read in conjunction with Environment Agency Report as enclosed within this application.

Location:



Position of proposed structure

The proposed site is within Flood Zone 2 (and area of medium probability of flooding) but the siting of the proposed new annex structure is located within Flood Zone 1 (as denoted by the arrow above).



Flood map for planning

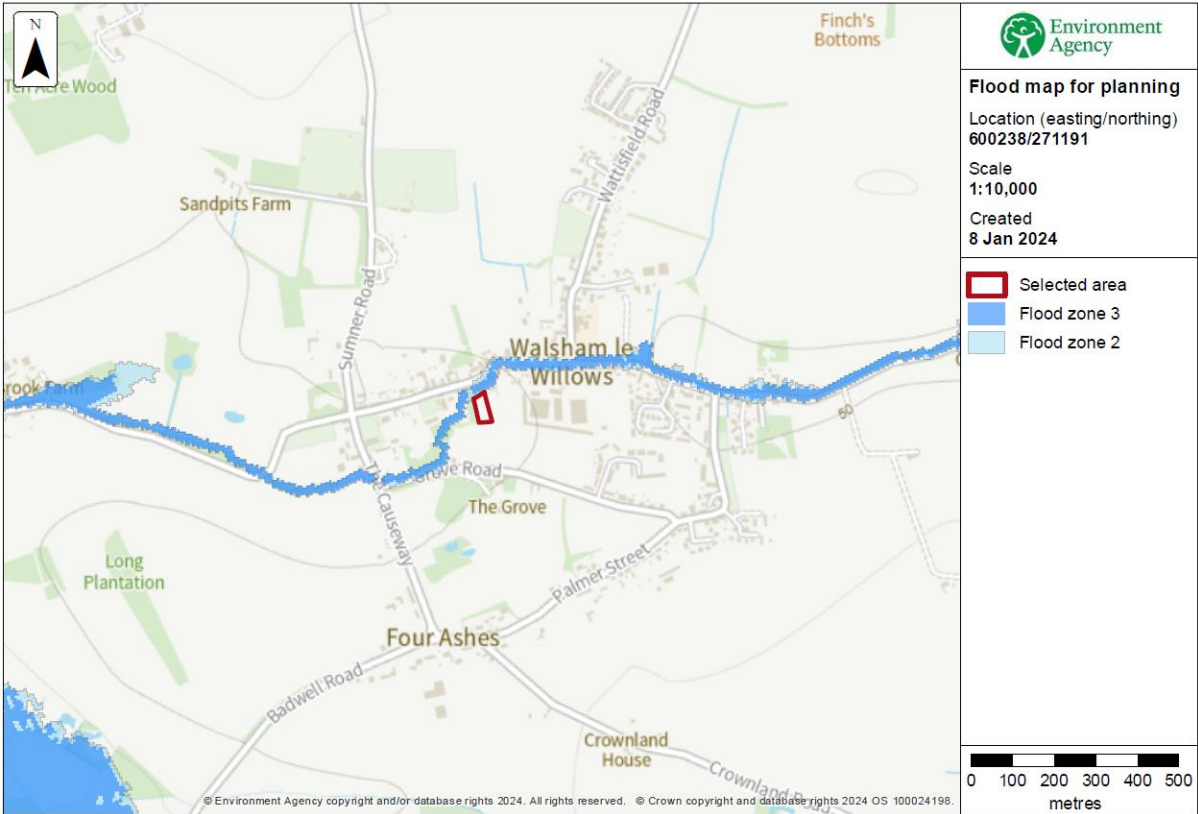
Your reference
<Unspecified>

Location (easting/northing)
600239/271195

Scale
1:2500

Created
8 Jan 2024 16:34

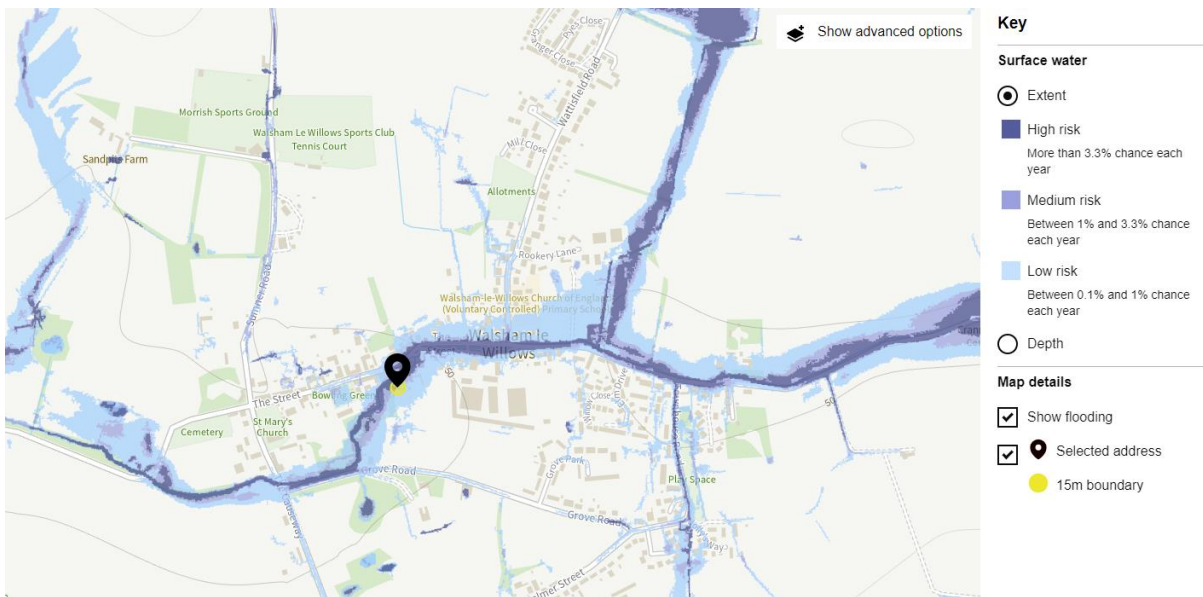
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



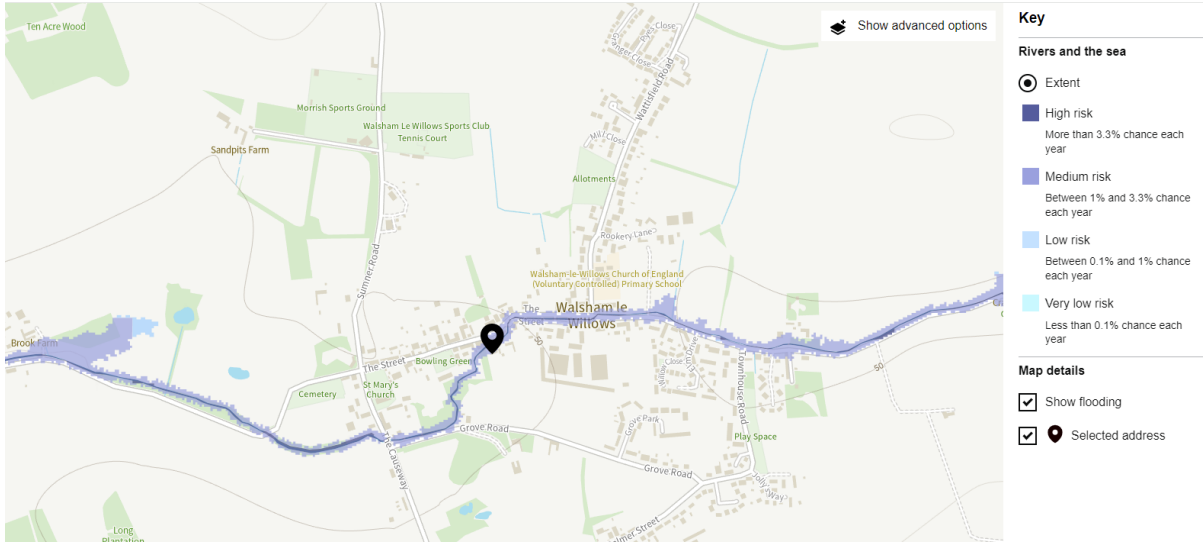
According to the Environment Agency data the area around 2 Avenue Cottage, The Street, Walsham-le-willows, Bury St. Edmunds, IP31 3AZ has a:-

- high risk of surface water flooding
- very low risk of flooding from rivers and the sea

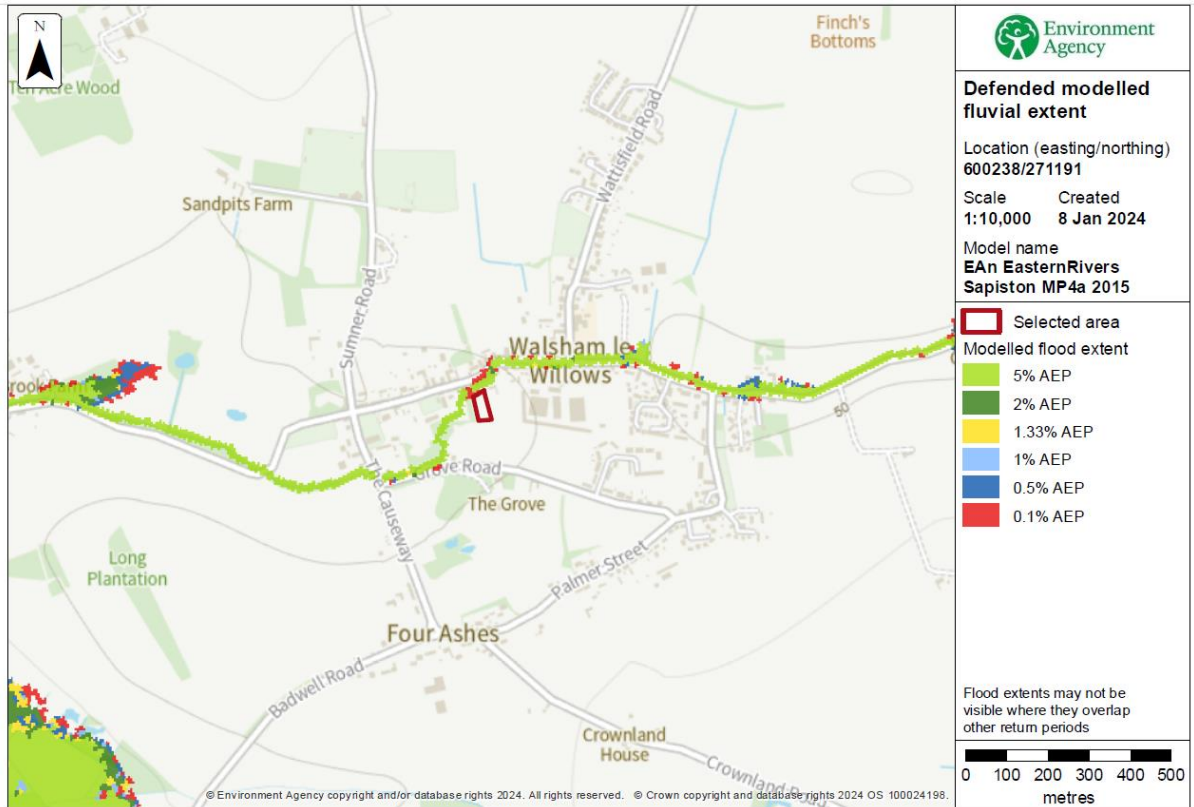
(This information is not specific to a property).



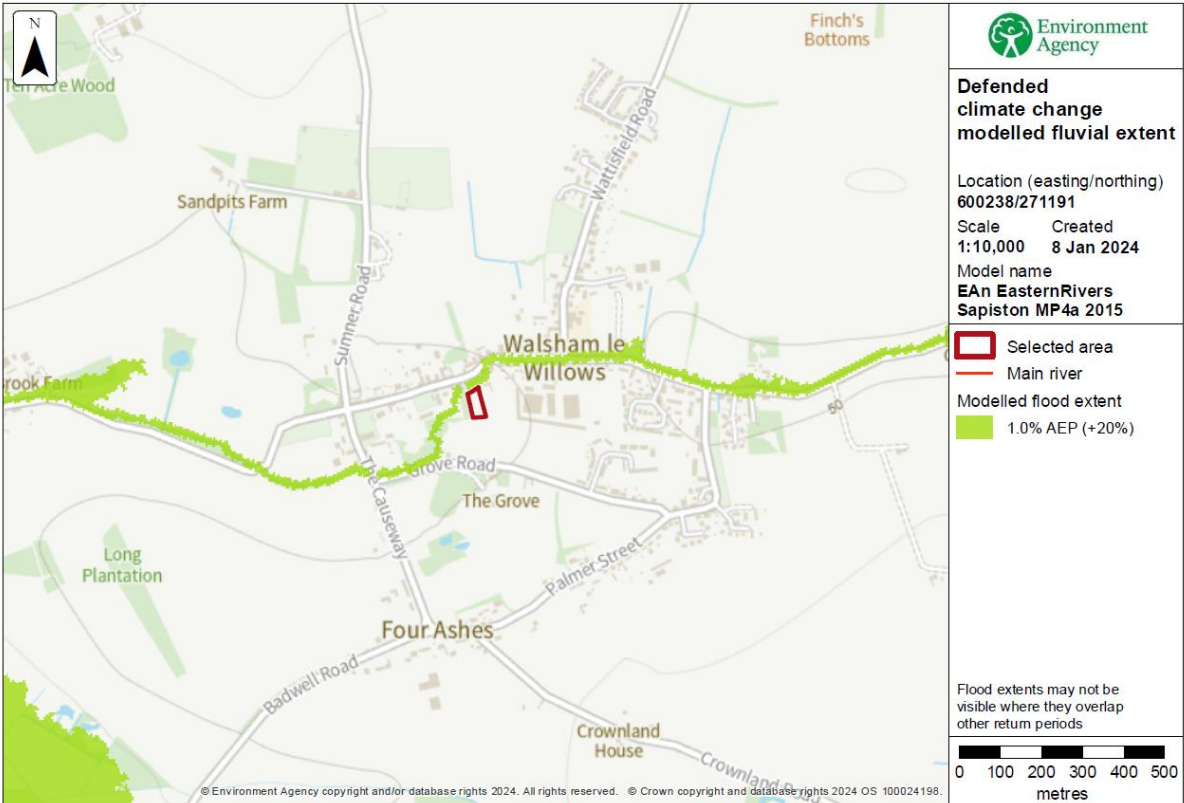
Map showing high risk of surface water flooding



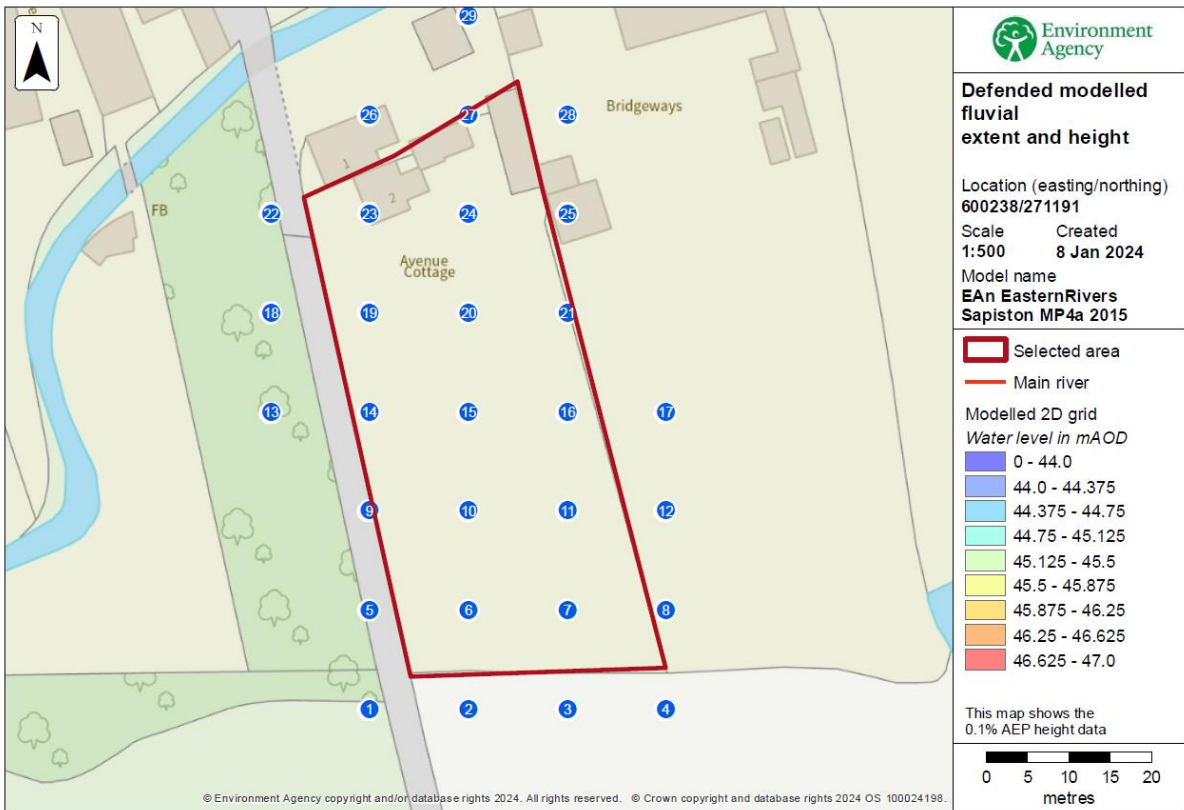
Map showing very low risk of flooding from rivers and the sea



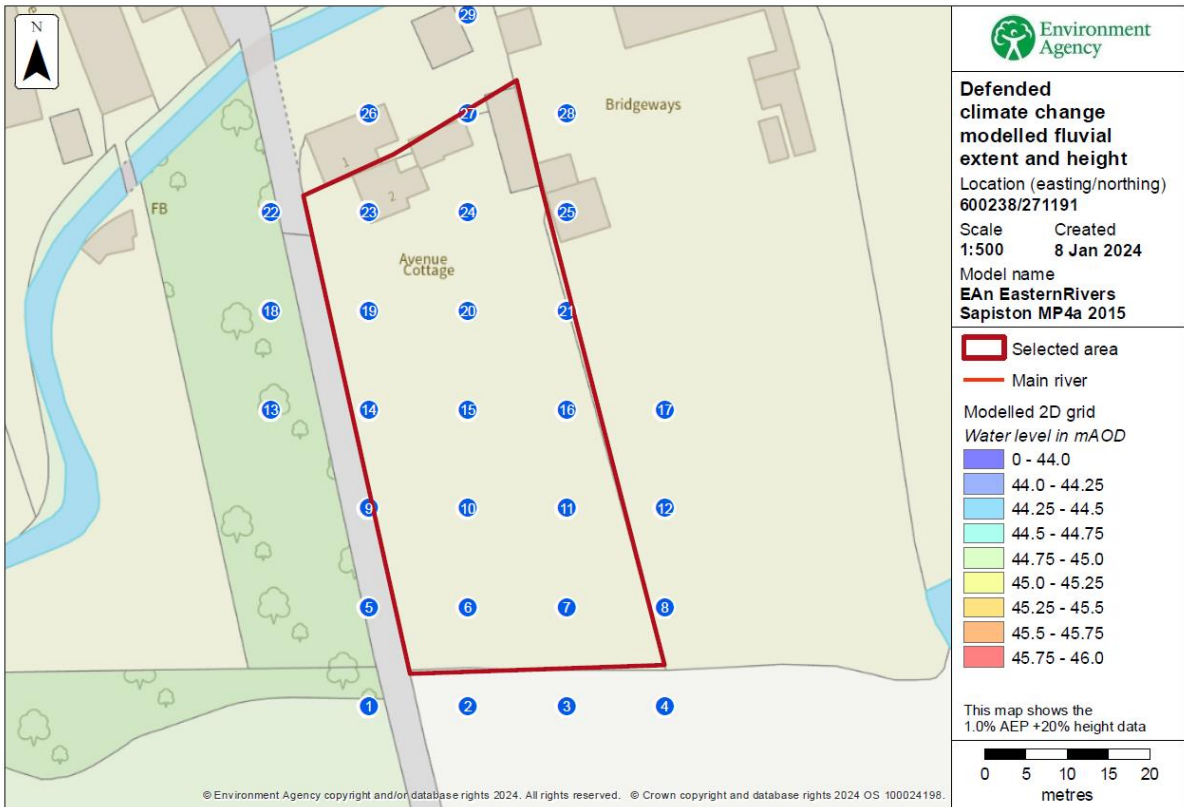
Map showing defended modelled fluvial extent



Map showing defended climate change modelled fluvial extent



Map showing defended modelled fluvial extent and height



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Map showing defended climate change modelled fluvial extent and height

Proposed Flood Resilient Construction

The new structure will be constructed in such a way to minimise flood damage, should a flood event occur. These measures will include the following.

- Solid concrete ground floor slab, raised, and with waterproof membrane (subject to structural engineers advise and design).
- Exterior ventilation air bricks fitted with removable waterproof covers.
- Electrical main ring run from ceiling level with all services/electric points at min 1200mm from FFL.

March 2024.