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FLOOD RISK ASSESSMENT.

**The Links, Withersfield Road, Haverhill,
Suffolk, CB9 7RN.**

**Proposed Residential Development of 7 No. One and a half Storey
Dwellings with associated Road and Parking.**

SITE APPRAISAL.

The Application Site 'The Links', Withersfield Road, Haverhill, Suffolk, CB9 7RN comprises of a large underused parcel of superfluous private amenity to the rear of the 'Host' dwelling which is surrounded/screened by well established, mature trees and hedging to its north, east and south boundaries.

'The Links' is a One and a half Storey Dwelling and is served by a single access point with a small drive and turning area. The site has a long rear garden that abuts the settlement boundary to the west and an approved housing development to the north.

It must be noted that the Proposed Finished Floor Level of the Dwelling closest to the stream (Plot 4) is approximately 3.30 metres above the stream invert.

FLOOD RISK.

The majority of the Application Site lies outside of Flood Zone 3, with only a very small section of the South Boundary of the Site overlapping the Flood Zone designation.

FLOOD MITIGATION MEASURES.

Design Objectives :-

The Design Objective is to reduce the level of damage to the Proposed and Existing Dwellings should Flooding occur.

Materials used to construct the Proposed Dwellings are to be robust and to withstand the effects of water saturation.

Services are to be located in a location well above flood level

Flood Resilience Measures.

All Walls below DPC level to be of Brick / Block Construction.

All new Electrical Sockets and Switches are to be positioned no lower than 450mm above floor level.

The new Floors to the Proposed Dwellings are to be suspended floors, any voids below Floor Level are to be provided with drainage outlets.

Anti-Flood Air Bricks to be used.

Non-return Valves to Pipes to be fitted to prevent backflow from Toilets, Sinks, Drains and Manholes.

SURFACE WATER

New road surface finish is to be permeable Tarmac and all new drives to have Permeable Block Paving.