

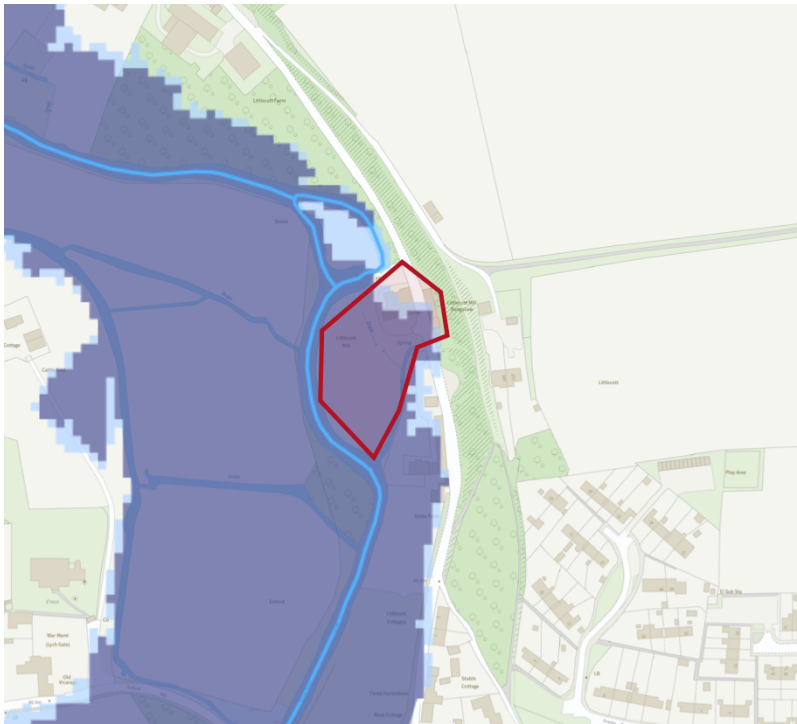
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Flood Risk Assessment with reference to SuDS

Development site and location

The site:
Littlecott Mill
Enford
SN9 6AW



Flood Risk Assessment (Flood Zone 2 – Blue, Flood Zone 3 – Purple)

Current site use: Residential Mill House, Cottage and gardens

Located near the River Avon

Development proposals

The proposal is made up of one element regarding flood risk:

- Dismantle and reconstruction of the east wing (including the east roadside elevation).

This adds no additional floor. The element in question is outlined in the block plan below.

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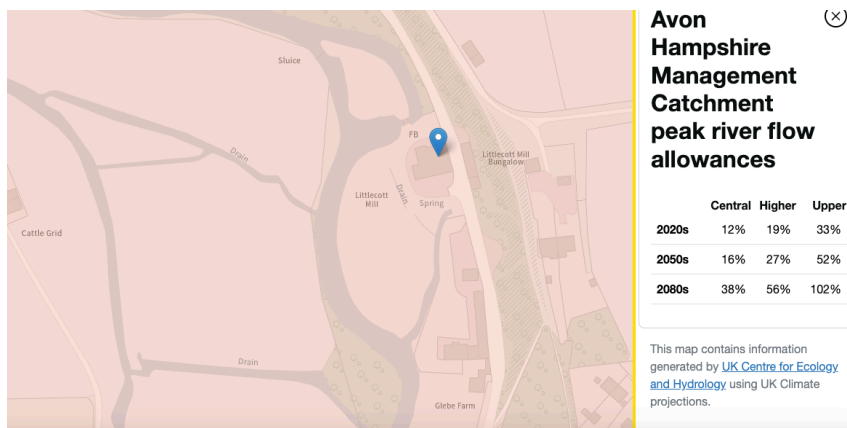
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Vulnerability classifications: More Vulnerable
Estimated lifetime: Assumed lifetime of 100 years or more

Climate Change

The impacts of climate change in flood risk assessment as shown in the map below.



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Site specific flood risk

Despite the site's location within Flood Risk Zones 2 and 3, the existing drainage infrastructure has consistently performed effectively during past flooding events. Beneath the site lies a disused Mill Race equipped with multiple sump pumps designed to collect and discharge excess water efficiently. These systems are accessible via the kitchen manhole and an additional access point externally to the south of the building, ensuring that maintenance and inspections can be conducted with ease.

The primary source of flood risk is the nearby River Avon. However, the existing drainage system has proven reliable over time, with no recorded failures. Given this track record, any potential increase in flood risk due to the proposed development is expected to be negligible. The proposal will not exacerbate flood risk off-site or elsewhere, as the current system has sufficient capacity to manage the minimal increase in building footprint.

While uncertainties exist, particularly concerning climate change and the 1:100-year flood event, the evidence suggests that the current drainage system can accommodate small increases in surface runoff without compromising its effectiveness.

Surface water management

Surface water management is integrated with the floodwater management system associated with the River Avon. The existing infrastructure has adequate capacity to handle both types of water effectively, ensuring no additional risk.

Occupants and users of the development

The primary occupants of the building will remain unchanged, as the property continues to serve as a residential dwelling. The proposed reconstruction of the east wing is thoughtfully designed to provide an additional buffer against potential flooding, featuring MacLennan waterproofing system to help against flooding.

Residual risk

Residual risk will be mitigated through regular maintenance of the sump pumps within the Mill Race and by preserving the landscape's slope away from the property. These measures will help ensure the continued effectiveness of the drainage system.

Flood risk assessment credentials

This flood risk assessment has been prepared by Fleming Architects, ensuring a professional and thorough evaluation of the site's flood risk.