FLOOD RISK REPORT

In respect, of

3 CHADLEY LANE, GODMANCHESTER, PE29 2AL

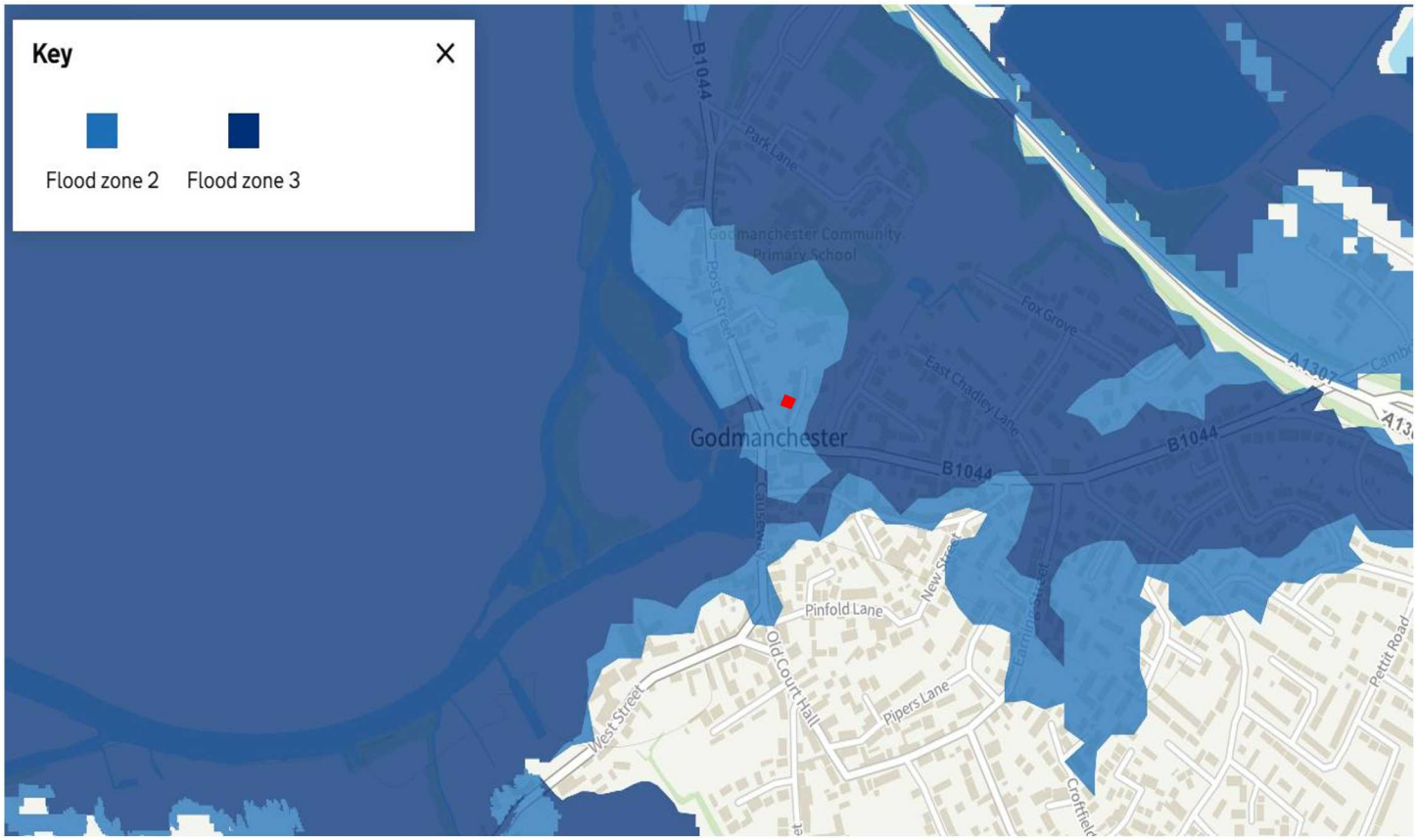
SITING OF A SUMMERHOUSE AT REAR OF PROPERTY

1. EXECUTIVE SUMMARY

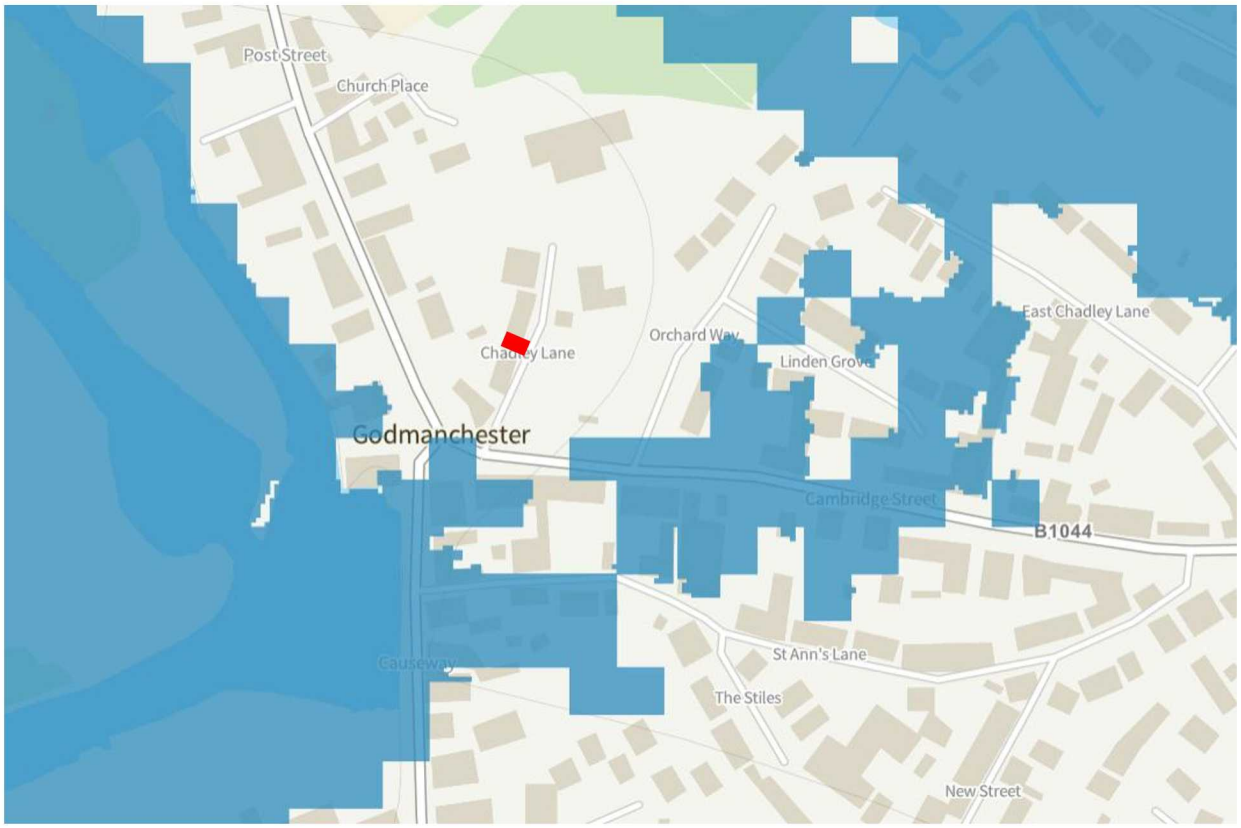
1.1 This Flood Risk Report is issued in relation to the planning application for the proposed summerhouse at the rear of property located at 3 Chadley Lane.

1.2 This Flood Risk Report has been prepared to support the planning application for the above titled property. This property falls under the Flood Zone 2 category and as a result has a medium potential flood risks associated with the proposed development. This document ensuring compliance with the UK planning policies, particularly the National Planning Policy Framework (NPPF) and associated guidance.

NOS	TERMS	DESCRIPTION
1	Site Name	3 Chadley Lane, Godmanchester. Cambridgeshire, PE29 2AL
2	Site Area	85sqm
3	Location	3 Chadley Lane, Godmanchester. Cambridgeshire. PE29 2AL
4	EA Flood Zone Classification	Flood Zone 2
5	Current Site Use	Residential
6	Description of the Proposed Development	Installation of a detached summerhouse (approximately 3m x 4m) at the rear garden.
7	Vulnerability Classification	Residential – More Vulnerable
8	Summary of Pre-development Risk	- Fluvial Flood Risk (River Great Ouse): Medium Risk - Pluvial Flood Risk: Low to Medium - Flood Risk from Ground water: Low Risk - Sewer Flood Risk: Low Risk - Reservoir: Negligible - Residual Flood Risk: Low Risk
9	Identified Watercourses	- River Great Ouse



FLOOD MAP SHOWING LOCATION OF SITE WITHIN FLOOD ZONE 2



FLOOD MAP SHOWING EXTENT OF RIVER AND SEA WITH DEFENCES

2. Site-Specific Flood Information

Topography: Garden area appears relatively level, potentially below road level. EA Flood Map for Planning confirms the rear garden is within Flood Zone 2.
Historic Flooding: No known instances of flooding at this specific property, though parts of Godmanchester have experienced flooding from the Great Ouse in the past.
Ground Conditions: Likely to be alluvium overlying river terrace gravels, with moderate permeability.

3. Proposed Development

Structure Type: Timber-frame summerhouse, approx. 4.5m² foot print to be used as a grooming house for dogs. Not for sleeping or residential purposes. It will be built of treated timber and its foundation is likely to be raised timber bearers or concrete pads (not slab). No connection to foul drainage so therefore minimal surface water expected.

4. Flood Risk Mitigation Measures

- Location & Design:

- Position: Sited at the rear, away from obvious low points or flood flow paths
- Set Finished Floor Level (FFL): Raise at least 300mm above existing ground level using timber bearers or plinths
- Ventilation: Ensure subfloor ventilation to reduce moisture impact
- Materials: Use flood-resilient materials such as treated timber or composites
- Anchoring: Secure to ground to prevent flotation during shallow flooding.

- Ensure all electrical sockets (if required) are placed 1000mm above finished floor level.

- Access & Egress:

Maintain a safe, dry pedestrian access route to the main property.

6. Sequential and Exception Tests

Sequential Test: Not required for household curtilage development within an established residential area
Exception Test: Not applicable, as the development is minor and non-habitable

7. Emergency Planning

Flood Warning Service: Register with the EA's Flood line Warnings Direct
Evacuation Plan: In the event of forecasted flooding, relocate valuables from the summerhouse to main dwelling
Avoid storage of harmful substances (paints, fuels) that could pollute floodwaters

8. Conclusions

The proposed summerhouse is a minor development located in Flood Zone 2. With the recommended mitigation measures, the development will be safe, resilient, and will not increase flood risk elsewhere. It complies with NPPF and EA standing advice for minor developments in medium flood risk zones.