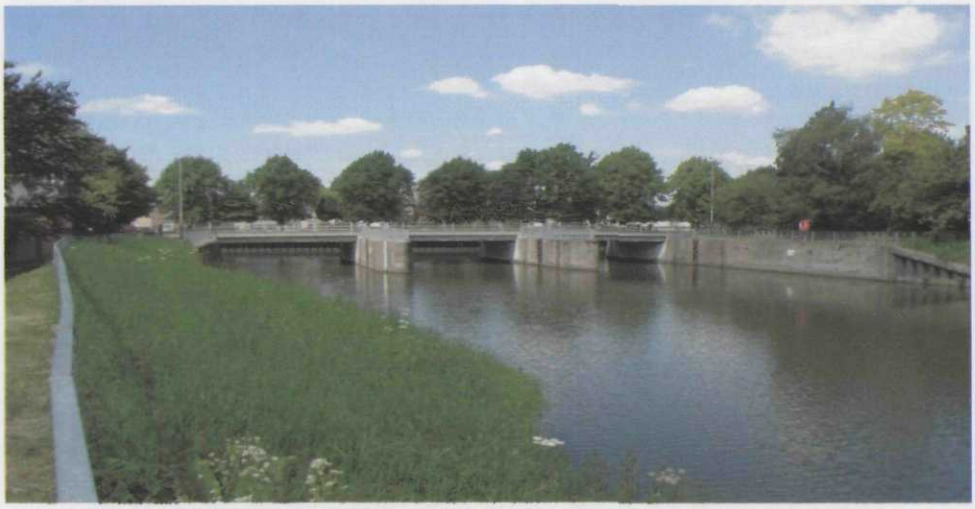


COWBIT ROAD SLUICE – CORONATION CHANNEL

9.7 The Strategic Flood Risk Assessment refers in depth to the Barrier Bank and a breach of this bank is referred to as "not plausible".

9.8 The SFRA states that the land adjacent to the Barrier Bank is classified as reliant only on Drainage Board systems – paragraph 9.7.2.

9.9 The application site on the crest of the Barrier Bank is at a level of 5.88 metres ODN, land to the East is generally at a level of 2.8 metres ODN.

Fluvial flood level in Cowbit wash for year: -
2002 is 3.76 metres ODN
2052 is 4.20 metres ODN

10. Assessment of Hydraulics of The Site

10.1 There are no dedicated surface water sewers serving the site and therefore surface water flows will be directed to brick rubble soakaways.

10.2 Foul water drainage will be directed to the public foul sewer.

10.3 Potential flooding on the site is dependent on the maintenance of private ditches and the Internal Drainage Board system. Any rise in water levels could be evacuated by alternative Drainage Board methods, and would return to normal in a short period of time.

11. Impact of Development

11.1 The construction of any building within a flood plain can potentially reduce its capacity. The Environment Agency indicative flood plain between the River Welland & River Nene is a vast area, the creation of a single dwelling in this isolated area would have little or no effect and can therefore be ignored, particularly as this development is not creating additional dwellings.