FLOOD RISK ASSESSMENT
FOR

Proposed Ancillary Building @ Queens Bank House, Queens Bank, Crowland, PE6 0JR

Introduction

This is a Flood Risk Assessment to accompany a householder application for the above proposed site. The requirement for the flood risk assessment is based on the site being contained within mainly with Flood Zone 1 with elements of the site within Flood Zone 3.

Application Site

The site is located along Queens Bank, Crowland within the administrative area of South Holland District Council
The site is presently used for residential use, and this is to remain but to include this ancillary accommodation.
The site is large and can quite comfortably cater for the increase in size.

The National Planning Policy Framework Technical Guidance (NPPF TG) defines three levels of flood risk depending upon the annual probability of fluvial flooding occurring.

Zone 1 – Low Probability (<0.1%)
Zone 2 – Medium Probability (0.1 – 1.0%)
Zone 3 – High Probability (>1.0%)

The existing building was of two storey design. This proposal is to be single storey to include garages/s, workshop & storage accommodation.

Adequate surface water provision has been considered within the design. This will be catered for via soakaways.

The building footprint is shown within the proposed block plan drawing (23/QB/02).

Conclusion

As this site is in an area that is capable of receiving early flood warnings from the Environmental Agency Floodline Warning Direct System. It is recommended that the property owner contact the Environment Agency's Floodline on 0845 988 1188 to register the property to receive early warning of flooding by telephone, mobile, SAS Text, email or pager. The Environmental Agency aim to issue 'severe flood warning' approximately 2 hours before existing defences are overtopped. The site should be evacuated immediately if a severe flood warning is given or if instructed to do so by the emergency services.

An effective surface water drainage system including limiting impermeable surfaces and consideration of permeable paving, water retention systems etc.

Provision of a Flood Kit to include items such as important documents and contact numbers, torches, batteries, first aid kits, bottled water, blankets etc.

Commitment to the production of an Emergency and Evacuation Plan outlining the procedures to be followed in the event of a flooding event. This will include instructions for the owner on how to register with the Environment Agency's automated flood warning system.