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Your ref:
Our ref: H9216/MH/mh
Date: 11 December 2023

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PRELIMINARY FLOOD RISK ASSESSMENT FOR

PROPOSED DWELLING TO THE REAR OF

59 - 61 POSTLAND ROAD, CROWLAND, PE6 0JB

1.0 INTRODUCTION

The proposal is to submit a Full Planning Application to South Holland District Council for the erection of a one and a half storey residential dwelling which is to the rear of 59 & 61 Postland Road, Crowland.

As the site is located within Flood Zone 3, Planning Departments and the Environment Agency expect a Flood Risk Assessment to be submitted with a Planning Application.

2.0 DRAINAGE BOARD

This site is located within the North Level Internal Drainage Board District and is within the authority of South Holland District Council and South East Lincolnshire.

3.0 EXISTING SITE

The existing site is residential garden area to two existing properties which have long south facing gardens.

The proposal is for a single one and a half storey dwelling.

4.0 FLOOD ZONE

On reviewing the Environment Agencies Flood Map attached to this Flood Risk Assessment, the site is located within Flood Zone 3.

The site is also shown in a residual danger for most hazard zone of the South Lincolnshire Strategic Flood Risk Assessment in year to 2115.

5.0 SURROUNDING DRAINAGE AREA

The site and surrounding agricultural land to Crowland is generally within the North Level Internal Drainage Board District.

The nearest board drain is approximately 575m north of this site.

Generally, the rivers in this area, such as the River Welland and Crowland Cowbit Washes are protected by Flood Embankments, which give a flood return period event of approximately 1 in 100 years plus climate change.

Generally, the North Level Internal Drainage Board has a free board of approximately 900mm against the lowest land levels, which allows for some storage within the drains.

This site would generally drain to the drainage boards Postland Pumping Station which then discharges into the River Welland.

Generally, the drainage board carries out maintenance.

Flood defences to the River Welland are maintained by the Environment Agency.

6.0 POSSIBLE FLOODING OCCURANCES

Flooding of this site could occur due to a breeching of the flood embankments to the River Welland. These are maintained by the Environment Agency, and these generally offer 1in 100 year plus climate change protection.

There was a previous breech of these defences in approximately 1947, however since this time defences have been improved.

Hazard mapping carried out by South East Lincolnshire Strategic Flood Risk Assessment advises that the site could be affected by flood waters from the breech of Crowland Bank.

There maybe possible flooding from a failure of a pumping station which in this case would be the nearest pumping station of Postland Pumping Station.

Pumping stations are managed by local board members and generally emergency action is taken and there is temporary pumping equipment available.

Drainage ditches can also erode or become blocked. However these generally have a free board of 900mm to allow for some storage within the drains.

7.0 IMPACT OF POSSIBLE FLOODING

The proposal is for a one and a half storey dwelling with all bedrooms on the first floor allowing for refuge to be taken in the event of a flooding occurring at this site.

The finished floor level of the dwelling will also be raised above the surrounding ground to offer further protection.

The building is also to be constructed of load bearing masonry and not a timber framed structure.

There would be access from this site to the main road which is Postland Road to the north which is in Flood Zone 1.

8.0 RECOMMENDATIONS

The proposal is for a one and a half storey dwelling at this site allowing for all bedrooms to be set on the first floor allowing for refuge in the case of a flooding event at the site.

The proposed finished floor level will be 0.5m above the existing ground level, offering further protection.

The building will be constructed of load bearing masonry construction and not a timber frame structure.

Additional flood resilient measures will also be incorporated up to 0.3m above finished floor level.

The occupiers of the dwelling will register for the Environment Agencies Flood Warning Service.

The main road is located within Flood Zone 1, where further safe refuge can be made.

H9216

Environment Agency

Flood map for planning

Your reference	Location (easting/northing)	Created
<Unspecified>	**524611/310691**	**9 Dec 2023 20:18**

Your selected location is in flood zone 3
– an area with a high probability of flooding.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

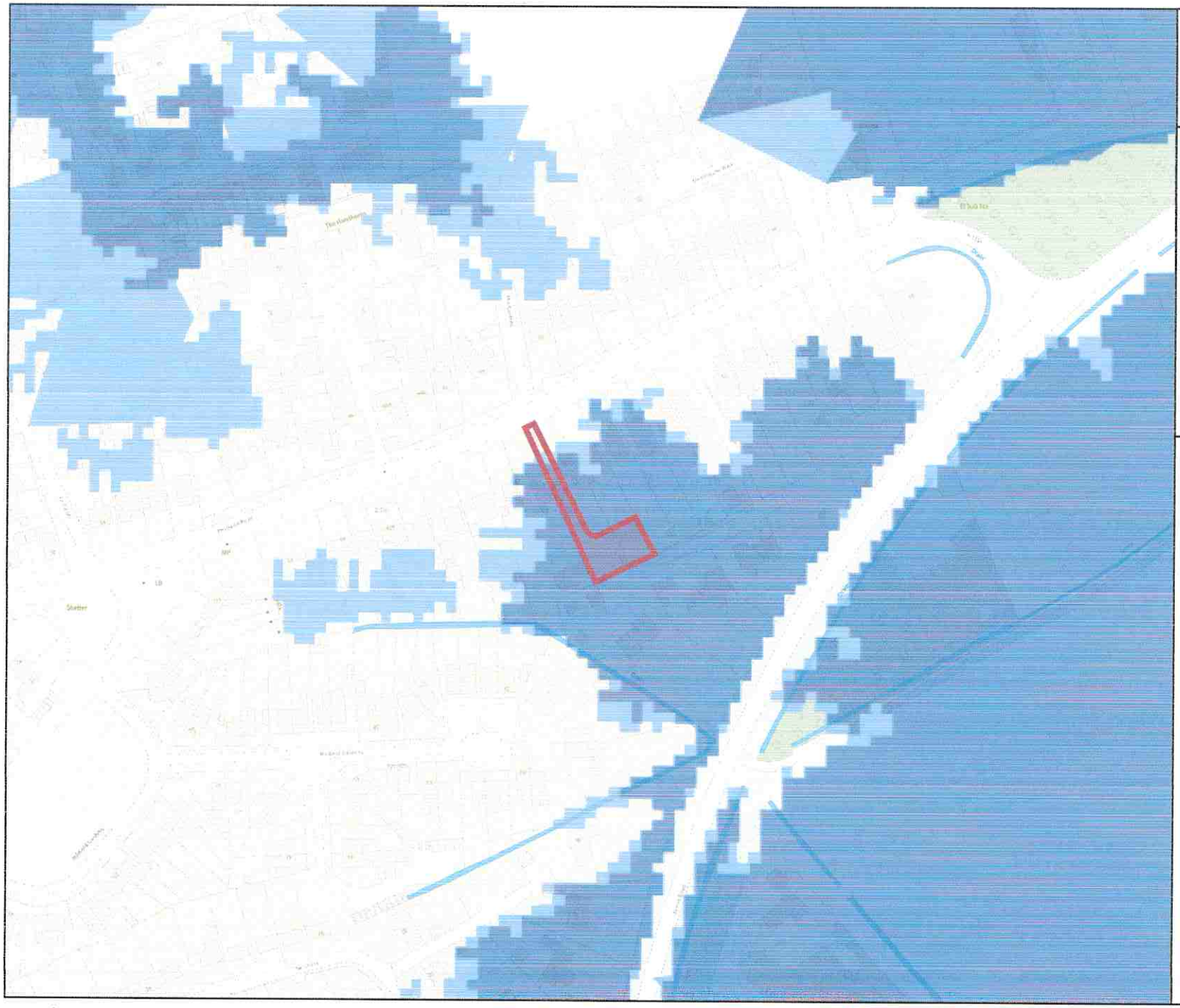
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/

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Environment Agency

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
524611/310691

Scale
1:2500

Created
9 Dec 2023 20:18

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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