4.10 It is acutely important that the Brotherhouse Bar freshwater feed structure, which is in close proximity to the cottage site, be in good condition and CCTV survey recently undertaken by the Environment Agency to assess the overall integrity of Barrier Bank, reveals this the case. Providing this structure remains secure during potential flooding on the Crowland and Cowbit Washes, it is unlikely that lands to the east would be at risk but some seepage would undoubtedly negotiate the steel penstock. The penstock is further discussed in paragraph 7.4.

4.11 Waters that collect under normal circumstances in the now isolated former IDB channel could emanate from surface run-off, seepage through the Brotherhouse Bar culvert when levels are raised in the Washes channel or high ground water levels. However, mindful of the proximity of the aforementioned relatively deep channel along the southern side of Queen's Bank, it is improbable that an "out of brink" situation would materialise under such circumstances but there is obviously potential for such occurrence, particularly under extreme conditions.



Former Freshwater Channel alongside the Cottage Site