



This Flood Risk & Drainage Addendum has been prepared to support the application for a maintenance/ storage block within the wider completed holiday lodge site. The addendum has been prepared in response to a request from planners as part of the validation process.

The proposals are for a maintenance block to be erected on a built-out holiday lodges development, which is located in Flood Zone 3, however the principle of development has been established. The maintenance block will be constructed in line with the recommendations for the Flood Risk Assessment, as detailed in this addendum.

The wider development is contained predominantly within Flood Zone 3 (High Probability) which in accordance with Table 1 of the NPPF Technical Guidance document, is defined as having greater than a 1 in 100 chance (>1%) of flooding from rivers and 1 in 200 chance (>0.5%) from the sea in any one year (excluding the presence of flood defences). However, the site benefits from the presence of both river and tidal flood defences and the principle of development of holiday log cabins is established through the recent planning history.

The assessment of flood risk in the Flood Risk Assessment for the main holiday lodges development confirms a LOW risk of flooding from all sources of flooding other than from fluvial / tidal which is MEDIUM.

An essential mitigation measure required to protect the proposed log cabins from residual risk of flooding is a minimum finished floor level for all cabins.

The majority of the plot locations on-site have an anticipated maximum depth of flood water during the 1 in 200-year 2115 breach event of 0-0.25m, with a small number of plots shown to have 0.25-0.5m, based upon existing ground levels.

The existing ground level in the areas where cabins are approved and located is either at or below the 3.5m contour.

Therefore, in order to provide a safe finished floor level for the development, the level of 3.5m AOD has been taken as the highest anticipated level across the site and then the maximum water depth for the majority of the site of 0.25m is added with an additional freeboard of 150mm to account for any variations/inconsistencies in the modelling outputs.

As such, a finished floor level for all plots of 3.9m AOD ensures all properties remain safe from flooding, even during extreme future events.

The maintenance block will be constructed in the same manner, and with the same finished floor level to mitigate against flood risk.

Highways are be profiled to encourage water off the roads and towards the drainage ditches along the site boundaries ensuring highways can tie back in with existing ground.

The ground floor slabs for plots should be ground supported and preferably concrete slabs with 150mm thickness.

Any electrical circuits should be in the ceiling cavity and down towards any light switches and sockets located within the ground floor area. This would protect against any potential flooding damage (highly unlikely but prudent to do this as part of the construction).

External levels are profiled to conduct any surface water runoff away from the cabins towards the landscaped areas.

The maintenance block will not increase flood risk in other parts of the site due to its small form and only slight increase in non-permeable surface. Runoff will be directed to drainage ditches along the site boundaries to mitigate against flood risk consistent with the wider site drainage system.

Kind Regards,

Yours faithfully



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