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Flood Risk Assessment

Agricultural Barn and Access Track:

Foxburrow Farm,

Winslow Gate,

Fleet,

Spalding,

PE12 8LS

As the location of this full planning application is within Flood Zone 3 it is a requirement that a flood risk assessment be submitted as part of the planning application to ensure any risk to the occupants due to flooding is assessed and measures put in place to mitigate that risk where necessary.

Given that this proposal is for an agricultural barn that will be used for storing and working on agricultural machinery there is very minimal risk presented as a result if flooding were to occur. The proposal will be constructed by way of a steel portal frame directly fixed to concrete pad foundations with blockwork up to a height of 1200mm above ground level. These elements are perhaps the most suitable as a form of construction to help minimise the impacts of flooding and therefore presents little concern with risk. Above this the steel frame will be clad in box profile panels that, although at a height well above any genuine flood level in the area, again is a suitable finish material to prevent any risk from flooding. Whilst it is appreciated that the access doors to the building could allow for water ingress measures can be taken to minimise this as much as possible, with the installation of flood resilient seals around the openings for example.

The risk from flooding to people within the building is also minimal, given the use of the space and the lack of any kind of habitable accommodation. Given that the operations will only be during general working hours stated will be no risk to people as, if flooding were to occur, it would be over a prolonged period of time so there would be sufficient warning for people to remove anything that may be damaged, themselves and anything else necessary.

The access track will be constructed from a permeable material, MOT type1, crushed limestone or something similar, and will therefore not cause any concern for flooding as a knock-on effect of its construction. The surface water from the building will be managed efficiently either by way of an appropriately designed soakaway system or carried away to the adjacent water course which will be suitably managed.

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