CHARTERED SURVEYORS & PLANNING CONSULTANTS

PENDEFORD HOUSE – PENDEFORD BUSINESS PARK – WOBASTON ROAD
WOLVERHAMPTON – WV9 5AP

Flood Risk Assessment

ERECTION OF A GENERAL PURPOSE BUILDING AND THE FORMATION OF A NEW FARM ACCESS AT WHITE HOUSE FARM, MAIN ROAD, GEDNEY DYKE. PE12 0AJ



Prepared for:

Mr A Cunnington
C. Wright and Son (Gedney) Ltd.
Whitehouse Farm
Main Street
Gedney Dyke
Spalding
Lincs
PE12 0AJ

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Prepared By:

Jeff Lineker
Rural Design Consultant

ACORUS RURAL PROPERTY SERVICES LTD
PENDEFORD HOUSE
PENDEFORD BUSINESS PARK
WOBASTON ROAD
WOLVERHAMPTON
WV9 5AP

Direct line:

01773 833850

Email:

jeff.lineker@acorus.co.uk

Acorus Rural Property Services Ltd

Registered in England No. 04514547

Registered Office:
The Old Market Office, 10, Risbygate Street,
Bury-St-Edmunds, Suffolk. IP33 3AA

Directors:
TED ROGERS FRICS BRIAN BARROW MRICS MIKE BAMFORTH MCIOB JAMES WHILDING MRICS FBIAC ANTHONY ATKINSON MRICS FAAV
ASSOCIATE: DAVID ELLIS MBIAC

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1. INTRODUCTION

Acorus has been instructed by Mr A. Cunnington, to advise on the flood risk issues relating to a planning application to erect a general purpose agricultural building and new farm access road, at White House Farm, Main Street, Gedney Dyke, Spalding. PE112 0AJ

The following report looks at the various factors influencing the site's susceptibility to flooding in order to determine whether this risk is low enough to justify the proposed holiday unit and is in accordance with discussions with the Environment Agency and relevant factors within PPS25.

2. SITE DESCRIPTION

The proposed building lies adjacent to the existing farm buildings.

The building is a portal framed building clad with pre-stressed concrete panels and profile cladding.

The proposed access will lead from Main Street, north of the existing access.

3. ENVIRONMENT AGENCY DESIGNATIONS

The building is not within a defined flood warning area; however, the Environment Agency has designated the site as being within a flood risk area

The flood outline indicates the extent of potential flooding for an annual chance of flooding as one in one hundred years (1.0%) (see appendix 1)

The Environment Agency recognises that 'being in a flood plain doesn't mean your home or business will definitely be flooded and the maps are only a guide.' A flood plain is defined as:

'all land adjacent to a watercourse over which water flows in the time of flood, or would flow but for the presence of flood defences where they exist. The limits of floodplain are defined by the peak water level of an appropriate return period event on the watercourse or at the coast. On rivers, this will normally be the greater of the 1 in 100 year return period or the highest known water level'.

4. DEVELOPMENT PROPOSALS

It is the intention to erect a 18.3m x 12.2m general purpose building and a new farm access road.

5. IMPACT OF DEVELOPMENT ON SURROUNDING AREA

The Environment Agency recognizes:

'*Flood plain development reduces the space available to store and slowly transport floodwaters. This increases the speed at which floods move downstream and the maximum height that the flood will reach. In some cases the development can also act like a dam on the flood plain, increasing flooding upstream. Drainage systems and hard surfaces, such as roads and car parks, can also increase flooding by quickly transferring water from heavy rainstorms into rivers.*'

The proposed building and access road will have a minimal increase in surface water discharge.

6. CONSTRUCTION

The building will be a portal framed building with pre-stressed concrete panels and cladding to the walls.

The new access road will be laid in accordance with the Highways Agency requirements.

7. CONCLUSION

The risk of flooding is deemed to be remote with no known history of flooding.

The risk of flooding is therefore considered to be minimal and with the measures taken to prevent water damage within the building, it is suggested that it is not significant enough to justify the prevention of the proposal.