

FLOOD RISK ASSESSMENT

PROPOSED RESIDENTIAL DEVELOPMENT

**THE OLD FORGE
MAIN ROAD/DAWSMERE ROAD
GEDENEY DROVE END
PE12 9PD**

FOR

MR A SLATOR



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1 DEVELOPMENT DESCRIPTION AND LOCATION.

1a Type of development and Location

The proposal is for a Residential Development of 2 No Detached Dwellings.

The site is located at the corner of

Main Road & Dawsmere Road Gedney Drove End Lincs. PE12 9PD

1b Vulnerability Classification

The development for a Residential development falls within Flood Zone 3 of the Environment Agency and South Holland District Councils Flood Maps.

1c Local Development Documents

The proposal is consistent with the relevant aspects of the Local Development Plan.

1d Sequential Test/Exception Test

The site is 0.095 hectares and has had approval for Residential use in the recent past.

In terms of the sequential test there is no other similar land in the vicinity in the ownership of the applicant for the purposes of the test there is no other suitable land, or any alternative land that is at less risk in the immediate locality.

2 DEFINITION OF THE FLOOD HAZARD.

2a Sources of flooding that could affect the site.

The primary possible source of flooding of the site would be either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.1 per cent (1 in 1000) or greater chance of happening each year;
- or from a river by a flood that has a 0.1 per cent (1 in 1000) or greater chance of happening each year.

Extreme rainfall could be another possible cause of flooding.

2b Identified flooding sources – how they might affect the site.

Fluvial flow and overtopping of the embankments would inundate the site. However any flooding scenario would be likely to be signalled well in advance with flood warnings, weather reports and local observations as to water levels within the river.

Extreme rainfall on the site should not have a major effect, as the site stands alone, and has well drained surfaces.

2c Existing surface water arrangements.

The adjacent and existing properties are served by soakaways.

3 PROBABILITY

3a Flood Zone

The site is within Flood Zone 3.

3b Existing Surface water rates and volumes of run off generated by the site.

The site will generate minimal additional surface water runoff as there are existing buildings to be demolished on the site thus reducing the impact from any new development.

4 CLIMATE CHANGE

4a How is flood risk at the site likely to be affected by climate change

The site may be at risk if sea levels and river flows increase with climate change.

The site may be at increased risk if rainfall increases with climate change.

In mitigation the proposed annexe can be built in accordance with the latest Environment Agency recommendations thus reducing any risk to a minimal level.

5 DETAILED DEVELOPMENT PROPOSALS.

5a Details of the proposed development

Please see drawings 1710-01 and 1710-02

Application is for Residential Development

6 FLOOD RISK MANAGEMENT MEASURES

6a How will the site be protected from flooding, including the potential impacts of climate change over the developments lifetime.

The proposal is to provide 2 No detached Dwellings with no living accommodation being provided on the ground floor. The finished floor level for living accommodation will be set at a minimum of **6.65 OD** which will be in the region of **2.6m** above the surrounding ground levels.

It is proposed to provide a precast concrete staircase as access to the first floor living accommodation.

The site sits a small distance away from the sea and the existing defensive banks are in good condition. They were not breached in the 2013 tidal surge.

The applicant will sign up to the local `Flood Early Warning scheme`.

The building will incorporate flood resilient construction.

7 OFF SITE IMPACTS

- 7a How will you ensure that your proposed development and measures to protect your site from flooding will not increase flood risk elsewhere.

By observation they will not because there will be minimal additional storm water runoff which can be dealt with by means of improved drainage systems.