FLOOD RISK ASSESSMENT

FOR

CONVERSION OF BARN TO SELF-CONTAINED ANNEXE

AT

BLEAK HOUSE

DAWSMERE ROAD

GEDNEY DROVE END

LINCOLNSHIRE

PE12 9NW



1 DEVELOPMENT DESCRIPTION AND LOCATION.

1a Type of development and Location

The proposal is for the Conversion of barn to self-contained annexe.

The site is located at

Bleak House Dawsmere Road Gedney Drove End Lincs. PE12 9NW

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 1.6 hectares and is for an annexe to an existing dwelling.

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 not generate any additional surface water runoff as there is no additional impermeable area proposed.

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 1657-01 1657-02 and 1657-03

Application is for Conversion of barn to self-contained annexe.

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 convert only the first floor of the existing barn into living accommodation. Thus the finished floor level will me a minimum of 2.8m 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 where practical

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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 no additional storm water runoff.

7b How will you prevent run-off from the completed development causing an impact elsewhere.

Because the development is for the change of use of an existing barn there will be no additional impermeable area and therefore no increase in storm water runoff.