

**PROPOSED OUTDOOR RIDING ARENA ON LAND NORTH OF
106, SILTSIDE, GOSBERTON RISEGATE, SPALDING, PE11
4ET.
FLOOD RISK ASSESSMENT**



View of site of proposed arena

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This flood risk assessment has been prepared solely to support the planning application for a proposed outdoor riding arena at 106 Siltside, Gosberton Risegate. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any other purposes other than for which it was originally commissioned.

Introduction

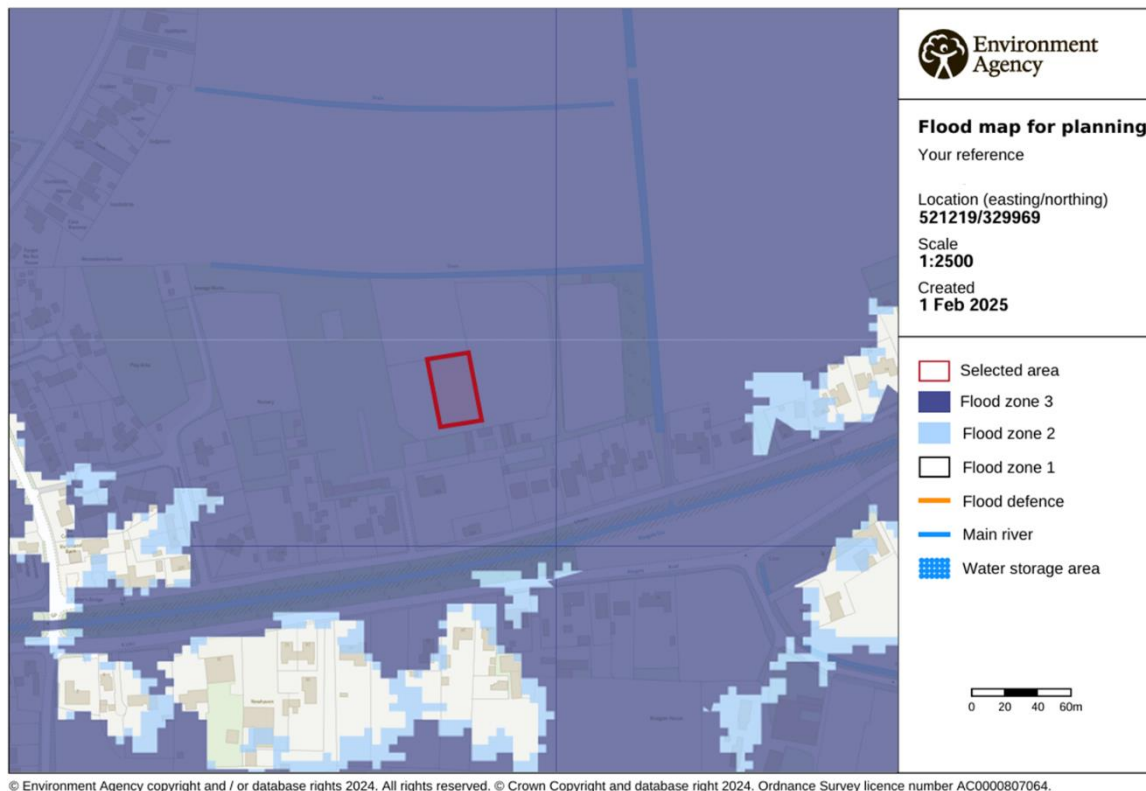
A planning application is due to be submitted to South Holland District Council for permission to form an outdoor riding arena on land north of 106, Siltside, Gosberton Risegate, Spalding, PE11 4ET. The exact location of the arena is shown on the plan on page 5 of this report.

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. These maps do not take into account existing flood defences.

The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the Welland and Deepings Internal Drainage Board district.

Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in the area.



It can be seen that all of this area of Gosberton Risegate is within flood zone 3.

Application Site

The site is approximately 3km southwest of the village of Gosberton. The National Grid Reference of the site is 521220 329970.

As the site is within a defended area the proposed development can be considered to be within Flood Zone 3(a) as detailed on the Environment Agency's flood zone maps without defences, as defined in Table 1 of the Technical Guidance.

Applying the flood risk vulnerability classification in Table 2 of the Guidance, a development consisting of an outdoor riding arena is classified as “water compatible development”.

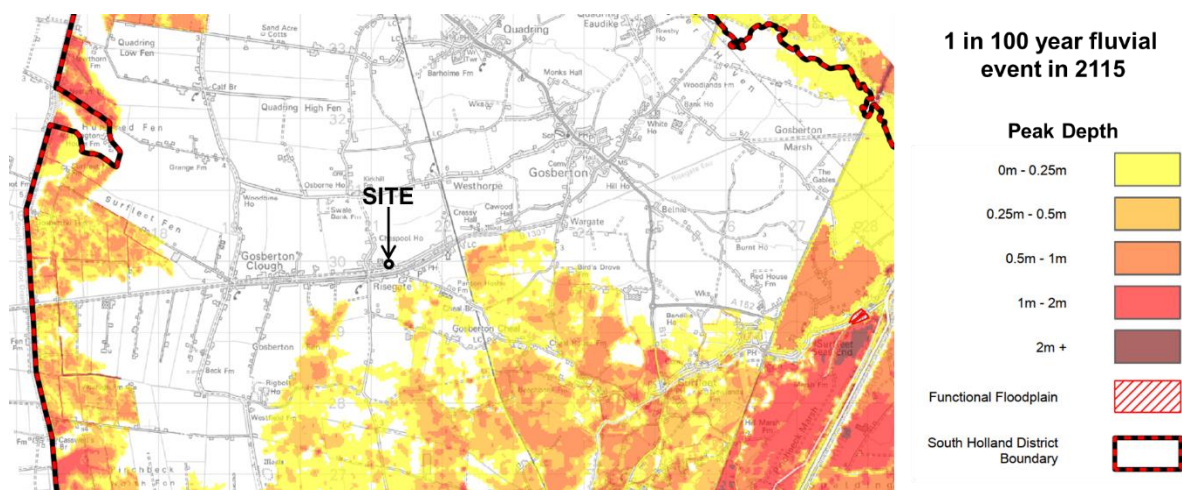
Table 3 of the Guidance is shown below:

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

The above table confirms that the development of an outdoor arena is satisfactory in flood zone 3(a).

Summary of Flood Risk

Part of the map in the South East Lincolnshire SFRA which shows the predicted residual peak depths in 2115 for the 0.5% (1 in 200 year) tidal or 1.0% (1 in 100 year) fluvial event probability is shown below and this does not predict any flooding in the vicinity of the site of the proposed development.



Climate Change

The recommendations for flood depths for this flood risk assessment use information mostly taken from the South Holland DC SFRA which was last updated in 2010. The EA have issued new guidance on recommended contingency allowances for predicted sea rises, fluvial flows and rainfall intensities which from 19th February 2016 needs to

be considered in this FRA. The effects of these new recommendations have been considered and it is concluded that no extra mitigation measures are necessary to comply with the new guidance on climate change.

Conclusions

The proposed development is within flood zone 3(a).

The site is not considered to be at risk from tidal flooding.

The map in the South East Lincolnshire SFRA does not predict any flooding from the South Forty Foot Drain or the River Glen.

The site is not considered to be at risk of flooding from the Risegate Eau which is maintained by Welland and Deepings IDB.

As water compatible development it is considered satisfactory and appropriate in flood zone 3(a).

Recommendations

The owner of the property should register to receive automatic telephone flood warnings from the Environment Agency's Floodline Warnings Direct Service.

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Location Plan

