Flood Risk Assessment

Gosberton House Academy

Site Address

Westhorpe Road
Gosberton
PE11 4EW

1. Statement

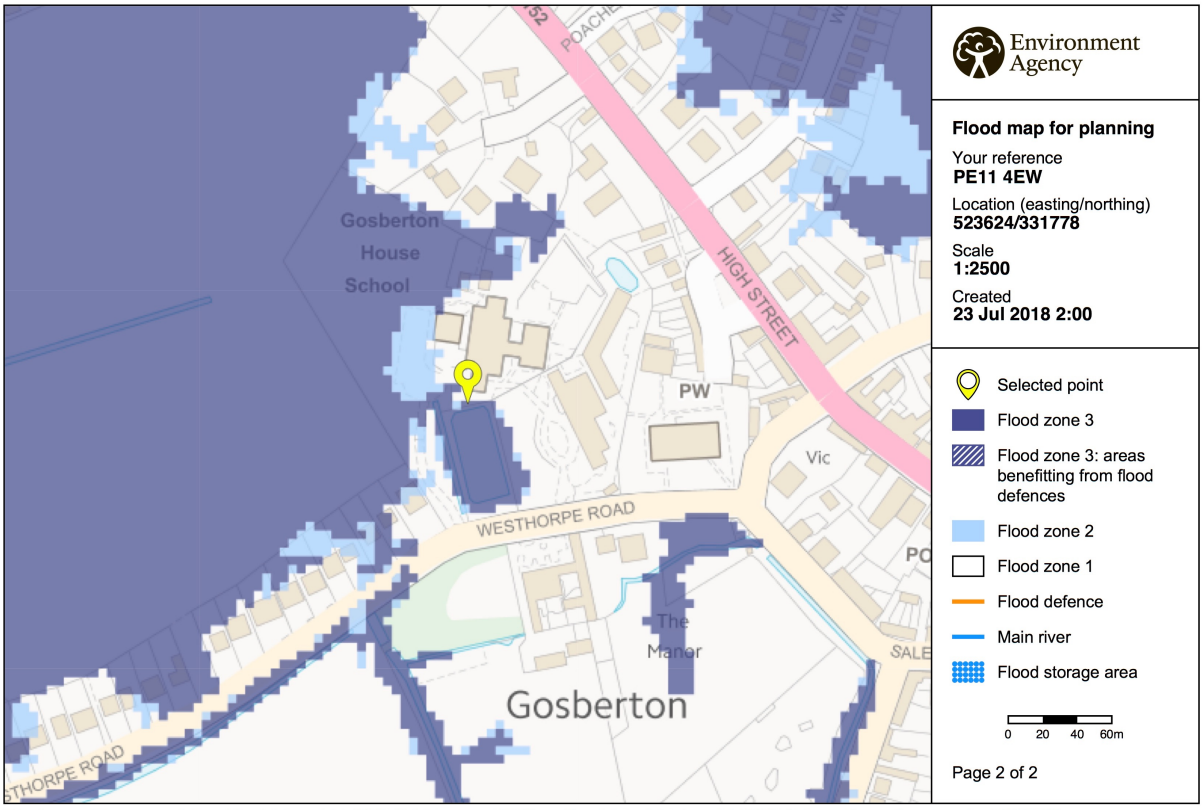
This statement has been prepared by Architectural Design & Draughting Services on behalf of the applicant Gosberton House Academy to support a planning application for the erection of a single storey modular building at the above site address. This statement demonstrates that the flood risk has been identified and dealt with.

2. Proposals

The scheme is to provide a small (41.4m2) single storey modular building on hardstanding to the south side of the main school building and within the school grounds as indicated on the submitted Site Plan. The building design is of modular construction with 'jack leg' mounting which when installed gives the building an elevated internal floor level (FFL) of approximately 400-500mm above existing ground level.

3. Flood Map

The following map has been obtained from the Environment Agency (EA) data on flood risk and likely flood levels for the site
The EA data confirms that the site falls on the edge of flood risk zone 3.
Detailed flood level data is unavailable for the proposed site and there is no record of flooding on the site.



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4. Conclusion

The development is a minor development less than 250m2 (41.4m2) which lies within flood risk zone 3. The EA standing advice is that development of this nature should be permitted subject to mitigating measures being provided as set out below

Floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate.

In the absence of flood level data the proposed modular building will be set a minimum of 400mm above existing ground level which is considered appropriate to mitigate and reduce the risks of flooding. The construction of a modular building has limited scope for the introduction of flood resilient/resistant techniques. It is however advantageous that should flood damage occur, the building can easily be removed from the site and replaced.

Mitigation measures to be incorporated.

- Floor levels (FFL) are to be set higher (400mm mimimum) than existing ground level.
- All electrical points, switches and sockets set at least 500 mm above floor level (FFL).

The mitigation measures outlined above coupled with the fact that there has been no history of the proposed site being flooded we are satisfied that the flood risks are understood and manageable