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The Cottage
Birds Drove
Surfleet
PE11 4BE

Planning Department
South Holland District Council
Council Offices, Priory Road
Spalding, Lincolnshire, PE11 2XE

Subject: Flood Risk Assessment for Submission of Planning Application for Stables, Storage Shed, and Permeable Hard Standing – Land next to The Cottage, Birds Drove, Surfleet, PE11 4BE under title LL119008

Dear Planning Team,

Please find below our risk assessment to accompany our planning application for the construction of a non-residential timber-framed stable building, an associated storage shed, and a surrounding permeable hard standing area on part of the land next to The Cottage, Birds Drove, Surfleet, PE11 4BE Under title LL119008

As part of our submission requirements for this location within Flood Zone 3, we have enclosed a site-specific, proportionate Flood Risk Assessment (FRA) that addresses both structural mitigation and surface water drainage management.

Key aspects of the proposal designed to address local planning and environmental policies include:

1. Land Use and Vulnerability Classification:

The proposed stables and storage shed are entirely non-residential and intended solely for equestrian and associated storage use. Under the National Planning Policy Framework (NPPF) guidelines, this development falls under the 'Less Vulnerable' classification, making it an appropriate and sustainable use of land within this zone.

2. Fully Permeable Construction Footprint:

To ensure the project results in as close to as possible a zero net increase in surface water runoff, no external continuous solid concrete pads or impermeable materials will be laid anywhere on the site footprint. The base for both structures under there concrete base, alongside the entire hard standing area, will be constructed using a fully permeable crushed stone and clean gravel matrix, along with a suitable membrane preserving the natural drainage and infiltration capacity of the soil.

3. Structural Resilience and Runoff Management:

Finished concrete floor levels within the timber structures will be raised minimum 150mm to 200mm above natural ground level to protect against localised flash pooling. Furthermore, pitched roof runoff will be collected via guttering directly into high-capacity water butts to be recycled on-site for equestrian use, creating no added burden on local Internal Drainage Board (IDB) managed networks.

We believe this modest proposal represents a highly considerate, low-impact development that fully respects the rural context of Birds Drove while completely mitigating localised surface water concerns.

Should you require any further details, clarification, or a site visit, please do not hesitate to contact me using the details provided above. Thank you for your time and consideration of this application.

Yours sincerely,

Neil and Joanne Osborne

Continued;

Flood Risk Assessment (FRA)

Site Address: Land next to The Cottage, Birds Drove, Surfleet, Spalding, PE11 4BE under title LL119008

Proposed Development: Construction of non-residential timber-framed stables, a storage shed, and associated hard standing area.

1. Flood Zone & Vulnerability Classification

- **Flood Zone:** According to the Environment Agency's Flood Map for Planning, The site is located within **Flood Zone 3**. This is an area with a high probability of flooding, but it is heavily protected by regional Fenland flood defences and managed drainage infrastructure.
- **Vulnerability Group:** Stables, Store sheds, and outdoor hard standings are classified as "**Less Vulnerable**" structures under the National Planning Policy Framework (NPPF). This classification means the development is considered acceptable in Flood Zone 3 without needing a complex Exception Test.

2. Assessment of Flood Risks

- **Rivers and Sea:** The primary regional risk is from the low-lying nature of the Fens. However, the site is structurally protected by the continuous management of the River Welland catchment infrastructure and regional sea defences.
- **Surface Water & Groundwater:** The risk of surface water flooding is localized. Because the land is currently open, introducing structures requires sensible management to ensure water does not pool on-site or shed onto neighbouring land.
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3. Mitigation and Flood Resilience Measures

- **Finished Floor Levels (FFL):** The concrete floor levels of the stables and shed will be set between **150mm to 200mm above the existing natural ground level** to protect the structures from shallow, localised surface water.
- **Materials:** The structures will be constructed from pressure-treated timber. Internal fittings will be kept minimal and water-resilient. If electricity is installed, wiring will drop down from the ceiling, and sockets will be positioned at least 1 metre above floor level.
- **Safety & Occupancy:** The development is strictly for equestrian and associated storage use. There is **no residential or overnight human accommodation**. In the event of a severe regional flood warning, the site will be evacuated via Birds Drove.

4. Surface Water Drainage Strategy (SuDS)

- **Hard Standing Area:** To avoid increasing flood risk elsewhere, the hard standing will not be laid with solid, impermeable concrete. Instead, it will feature a permeable crushed stone and gravel base with suitable membrane. This allows rainwater to naturally filter directly back into the ground.
- **Roof Runoff:** Rainwater from the shed and stable roofs will be collected via gutters into high-capacity water butts. This water will be recycled on-site for equestrian use (cleaning/washing down), ensuring zero additional runoff into local Internal Drainage Board (IDB) ditches.

5. Conclusion

- The Proposed stable, shed and hard standing is minor, non residential and structurally less vulnerable. By Utilising permeable hard standing and sustainable roof water harvesting, The project will have a negligible if any increased footprint on the local water regime and fully complies with local planning criteria