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FLOOD RISK ASSESSMENT REF Proposed Dwelling, Fossils Farm, Chaintoft Lane, Northgate, Gosberton, Linc's PE11 4LJ

Background

See/read the below in conjunction with the SEL LP SFRA and EA Docs Letters Plans and Map of predicted levels/risk etc.

The EA have, so have provided only very basic Flood Risk information consisting of a Flood Map showing hypothesized flood extents without defenses and Tide Height Predictions at various points.

The Tide Heights pertinent to this are at Fosdyke Bridge and Marsh Lane Spalding.

The EA have directed the applicant's attention to SEL LP SFRA, Stating:-

At present this site is not covered by any Environment Agency hazard mapping. Detailed Hazard Mapping is available within the 2017 Update of South Holland Strategic Flood Risk Assessment.

On consulting the SEL LP SFRA Residual Flood Depth – South Holland District 2115 (1% Fluvial/0.5% Tidal) Map, Both Map and Extract attached to this, it is shown there is no residual risk of flooding of the site, neither Fluvial nor Tidal.

On further consulting The SEL LP it is found the SEL LP Includes Appendix C – Standing Advice, which directs to the Matrix G8 (No Comment), there being no Residual Risk to the site on consulting the SEL LP 2115 (inc climate change) SFRA Map..

Site Location and Description

The site is situated within the Village Quadrang

Although above it is noted that there are two Tide Height Locations applicable to this, the fact is that according to the SEL LP SFRA there are none applicable.

The topography of the vicinity is relatively flat EA Lidar shows site levels generally at or around 3.0 to 3.22 M ODN, the proposed is to be located on the highest part of the site at 3,22 M ODN (EA Lidar attached)

The site is surrounded by other residential and commercial uses including significant infrastructure. Many of the dwellings/buildings have been in place for up to hundreds of years, predating existing defences by a considerable period.

Proposed Development

Traditionally constructed Single New Dwelling , (two storey brick/block and tiled) in place of Class Q Permitted Development.

Floor Levels within the proposed dwelling are proposed to be at a min 0.15M above site level as stated at 3.22M ODN. So, the dwelling ground floor level will be at min 3.37M ODN with the now

proposed additional first floor at a min 2.65M higher than the ground floor level. So providing a safe refuge if ever needed, from all possible events however unlikely or impossible to occur, at some 6.0M ODN.

There is no history or record of flooding having occurred at or anywhere near the site.

Sources of Potential Flooding

None

Summary

The site is safe from Risk of Flooding for the envisaged lifetime of the Proposed Development.

Mitigation and Managing Residual Risk

The occupants can take advantage of the EAs AVM free flood warning alert, ensuring safe evacuation or retreat to the first floor were the impossible to occur.

A safe dry escape route, even in the instance of the impossible is available to the occupants via Donington and the A52 to higher ground.

Surface and Foul water from the development will be dealt with by way of the existing septic tank and soak-aways that currently cater for the runoff from the existing buildings and paving.

Conclusion

This is a Previously Developed site with the Class Q PD “fallback position” for domestic use. Flood risk, as unlikely or impossible as it is to materialise, can be safely mitigated and a safe refuge or a dry escape route are both available to occupants. Possibility of any damage from flooding is mitigated by GF Level being above possible worst case scenario flood level and could be further mitigated through constructing the GF from flood resilient materials.

Warning and Evacuation Plan (If deemed necessary)

1 Occupants to sign up to the EA Direct Early warning System

2 Occupants to fill out and maintain a Personal Flood/Evacuation Plan as advised/designed by the EA

3 Occupants to follow fully the advice contained in the LRF Risk Register and Contextualisation of Risks including not to act on their own intuition but follow the Emergency Services advice and either Evacuate in advance or retreat to the first floor and await and follow further advice.

As I am sure you will agree it is pointless the occupants trying to predetermine any particular escape route as whichever they decide on may as likely as not be directly effected by any incident. They are intimately aware of the surrounding road network and can follow whichever route to safety if evacuation is advised.”

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