Acorn Engineering (Holbeach) Limited
Abingdon Works, Sluice Farm
Holbeach St Marks
Lincolnshire
PE12 8HF

Flood Risk Assessment

Introduction

This document contains information to support a Full Planning Application submitted to South Holland District Council on behalf of Acorn Engineering (Holbeach) Limited.

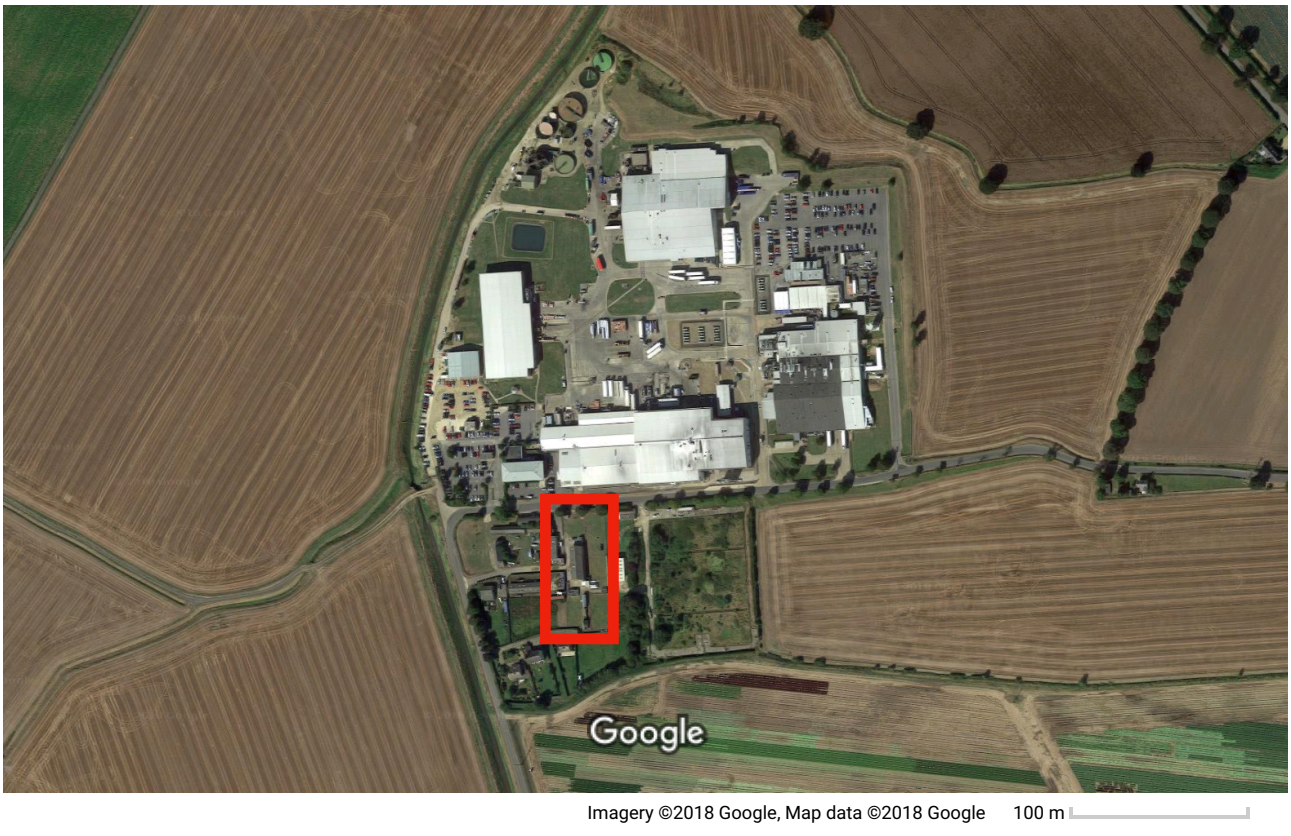
This document is to be read in conjunction with all other information submitted as part of the Full Planning Application, including all relevant drawing information and accompanying Design and Access Statement.

Location

Site Address Abingdon Works, Sluice Farm
Holbeach St Marks
Lincolnshire
PE12 8HF

The site occupies an area of 3680 sq metres (0.90 acres) and is located approximately 2 miles to the west of the small village of Holbeach St Marks in the South Holland District of southern Lincolnshire.

The site and adjacent properties are surrounded by predominantly agricultural farm land and sits approximately 4 miles north of Holbeach and 3 miles from The Wash. Please see Google maps imagery below showing the location of the site in context of the surrounding areas.



(Figure 1: Google Maps Imagery © 2018 Google, Map data ©2018 Google)

Proposed Development

Scope of Works

This application seeks permission to create a dedicated vehicular access onto the site currently occupied by Acorn Engineering (Holbeach) Ltd, this will look to replace their existing access route which utilises a private road that is not under their ownership. The new access point will provide a safe a secure route off Sluice Road for all vehicles associated with the business.

The new access point will lead onto a new 312 sq meter concrete yard and set down area located at the north end of the site, this will serve as an extension to the existing hardstanding area currently used for vehicle parking. The additional hardstanding will not only create a link to the new access point but will also provide the applicant with sufficient space to safely load and unload the various types of commercial vehicles that visit the site on a weekly basis, including vans, LGV's and HGV's.

Layout and Design

The proposed access apron and additional yard areas will be provided with dedicated linear channel drainage and suitable falls, to ensure that all surface water falling onto the new hardstandings will be returned back to ground via a new soak-away drainage system. There is no intention to connect into the existing storm drainage infrastructure.

The proposed external works have been positioned to best utilise the space to the north of the site, currently a close cut grassed area with perimeter fencing. The new apron and hardstanding areas will be constructed from reinforced concrete, cast in bays with a brushed surface finish to provide some degree of slip resistance.

The new concrete apron between the site boundary and the existing highway will be provided with a 3m radius, half battered sweeping kerb line on both sides, ensuring that vehicles entering and exiting the site will not stray onto the existing grass verge and are provided with clear definition between the highway and the new access onto the site. The junction between the new concrete apron and the asphalt surface of the existing highway will be provided with a precast concrete bullnose kerb as a flush transition between the two surfaces, all existing road surfaces will be made good in accordance with any requirements from the local Highways department.

Where reasonably practical, all new external hardstanding areas will be constructed at a level that is lower than the existing floor levels of the adjacent buildings, as not to increase the flood risk to surrounding properties. All new hardstandings abutting existing structures will be provided with a positive fall away from the building or will incorporate a linear channel drain at the threshold as not to increase the flood risk to the existing workshop building.

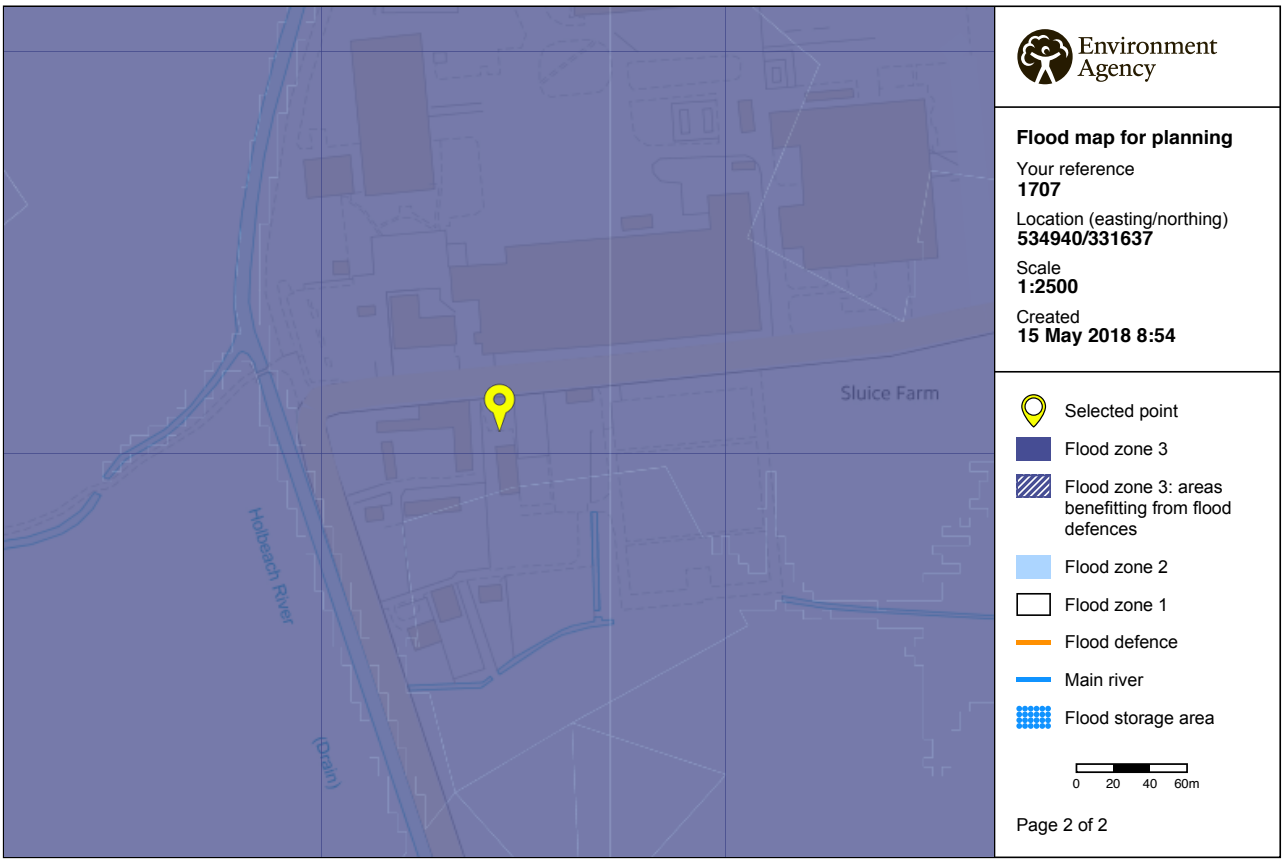
Drainage

The new vehicular access and additional hardstanding areas, will be constructed with positive falls to direct all surface water run-off towards dedicated linear channel drainage before connecting into a new below ground soak-away system, located within the boundary of the site. The proposed works detailed within this application will not increase the load on any existing storm drainage infrastructure.

There will be no additional foul water discharge generated by the proposed works detailed within this application.

Existing Flood Risk

The site is currently located within a known flood risk area, please see below an extract from the Environment Agency Floor Map for Planning, which indicates that the site is in **Floor Zone 3**.



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(Figure 2: Flood Zone Map © Environment Agency - Flood map for planning)

The site is currently located in an area where the risk of flooding from Rivers or the Sea is regarded as **HIGH** (information courtesy of the Environment Agency - Long Term Flood Risk Information)

The site is currently located in an area where the risk of flooding from Surface Water is regarded as **VERY LOW** (information courtesy of the Environment Agency - Long Term Flood Risk Information)

The proposed development is not within 20m or an existing watercourse and will not increase the current flood risk elsewhere.

The location and design of the proposed development presents no threat to life nor does it present an increased risk to the surrounding properties based on the current flood risk within the area.