

FLOOD RISK ASSESSMENT

FOR

SUNFLOWER LODGE CHILDCARE LTD.

PROPOSED LOG CABIN

AT

4 APEX COURT

ELSOMS WAY

PINCHBECK

LINCOLNSHIRE

PE11 3UL

1 DEVELOPMENT DESCRIPTION AND LOCATION.

1a Type of development and Location

The proposal is for Planning Approval for a Log Cabin within the existing Play Area of the property. The proposed is a temporary structure.

The site is 4 Apex Court Elsoms Way Pinchbeck Lincs. PE11 3UL

1b Vulnerability Classification

The development for a Log Cabin falls within Zone 3 of both the Environment Agency and South Holland District Councils Flood Maps.

1c Local Development Documents

The proposal is consistent with the relevant aspects of the Local Development Plan.

1d Sequential Test/Exception Test

The site area is 0.0380 hectares

1c The Sequential Test and Exception Test can be applied by the Planning Authority, however the site is protected against a 1 in 100 fluvial event by virtue of existing defences, pumping stations and sluice gates which meet the requirements of PPS25

2 DEFINITION OF THE FLOOD HAZARD.

2a Sources of flooding that could affect the site.

The primary possible source of flooding of the site would be either from rivers or the sea, if there were no flood defences. This area could be flooded:

- from the sea by a flood that has a 0.5 per cent (1 in 200) or greater chance of happening each year;
- or from a river by a flood that has a 1 per cent (1 in 100) or greater chance of happening each year.

Extreme rainfall could be another possible cause of flooding.

2b Identified flooding sources – how they might affect the site.

The probability of Fluvial flow and Overtopping of the embankments would be considered very low due to the existing flood defence measures in the immediate area . Any flooding scenario would be likely to be signalled well in advance with flood warnings, weather reports and local observations as to water levels within the river.

Extreme rainfall on the site should not have a major effect, as the site stands alone, has well drained surfaces.

2c Surface water arrangements.

The adjacent existing properties are served by Mains sewers.

3 PROBABILITY

3a Flood Zone

The site is within Flood Zone 3

3b Existing Surface water rates and volumes of run off generated by the site.

The site will not generate any significant additional surface water runoff.

4 CLIMATE CHANGE

4a How is flood risk at site likely to be affected by climate change

The site may be at risk if sea levels and river flows increase with climate change.

The site may be at increased risk if rainfall increases with climate change.

In mitigation the proposed dwelling can be built in accordance with e the latest Environment Agency recommendations thus reducing any risk to a minimal level.

5 DETAILED DEVELOPMENT PROPOSALS.

5a Details of the proposed development

Please see drawings Number 1509-01

Application for a Log Cabin within the Existing Play Area.

6 FLOOD RISK MANAGEMENT MEASURES

6a How will the site be protected from flooding, including the potential impacts of climate change over the developments lifetime.

The site sits some distance away from any rivers the nearest being the Welland upon which the banks have been strengthened and raised and there are large areas of flood plain adjacent to the river.

The site sits some distance away from the sea and the existing defensive banks are in good condition. They were not breached in the 2013 tidal surge.

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The Floor Level of the Cabin will be no lower than the existing Floor Level within the Nursery. The applicant will sign up to the local Flood Early Warning scheme.

7 OFF SITE IMPACTS

- 7a How will you ensure that your proposed development and measures to protect your site from flooding will not increase flood risk elsewhere.

By observation they will not because there will be minimal additional storm water runoff. The existing site contains a hard standing consisting the Play Area.

- 7b How will you prevent run-off from the completed development causing an impact elsewhere.

Because the development is for a small Log Cabin there will be minimal increase in storm water runoff.