FLOOD RISK ASSESSMENT

FOR

FIX MY TRUCK AND LT DRIVE

AT

UNIT 11 CRESSWELL DRIVE,

PINCHBECK.

PROPOSED TEMPORARY CHANGE OF USE

JUNE 2024

1 THE APPLICATION SITE IS AN EXISTING DEVELOPED SITE FOR B8 USAGE (STORAGE AND DISTRIBUTION) AND CONSISTS OF A SINGLE STOREY STEEL FRAMED BUILDING WITH EXTERNAL YARD AREAS OF TARMAC AND GRAVEL/STONE

2 SITE AREA IS APPROXIMATELY 0.2798 HECTARES

3 THERE IS NO ADDITIONAL DEVELOPMENT PROPOSED, THIS PLANNING APPLICATION IS FOR A TEMPORARY CHANGE OF USE

4 THE APPLICATION SITE IS LOCATED WITHIN FLOOD ZONE 3 OF ENVIRONMENT AGENCY MAPPING

5 THE EXISTING BUILDINGS AND YARD DISCHARGE STORM WATER INTO THE IDB DRAINAGE SYSTEM VIA AWA STORM SEWER IN CRESSWELL CLOSE

6 THE EXISTING YARD AREAS FALL AWAY FROM THE BUILDING

7 THERE IS NO SLEEPING ACCOMODATION

8 THERE IS NO PROPOSED DEVELOPMENT SO THERE WILL BE NO INCREASE IN FLOOD RISK ELSEWHERE

9 THE ORIGINAL DEVELOPER OF THE SITE PAID A FEE TO THE IDB TO ENABLE DISCHARGE OF STORM WATER INTO THEIR SYSTEM WHICH GOES TOWARDS MAINTENANCE AND IMPROVEMENT OF THEIR DRAINAGE SYSTEM

10 PRESENT DAY - BASED UPON THE SFRA, THE SITE IS OUTSIDE THE LOW HAZARD AREA FOR 1% FLUVIAL AND 0.5% TIDAL EVENTS AND IS OUTSIDE THE AREA AT RISK FOR FLOOD DEPTHS. IT IS ONLY LOOKING TO THE YEAR 2116 THE APPLICATION SITE NOW SITS WITHIN 'DANGER FOR MOST' AREA WITH PEAK FLOOD DEPTH BETWEEN 0.5 AND 1.0 METRE

11 AS THE SITE/BUILDINGS ARE EXISTING AND THE USAGE IS CLASSED AS 'LESS VULNERABLE' AND A TEMPORARY CHANGE OF USE FOR 10 YEARS IS BEING SOUGHT THE ONLY RECOMMENDATIONS FOR THE TENANT/USER -
- SHOULD REGISTER TO RECEIVE FLOOD WARNINGS FROM THE ENVIRONMENT AGENCY TO REDUCE THE VULNERABILITY OF PEOPLE ON THE SITE AND
- THE USER OF THE SITE SHOULD IDENTIFY ACTIONS TO BE UNDERTAKEN IN THE EVENT OF A FLOOD WARNING.