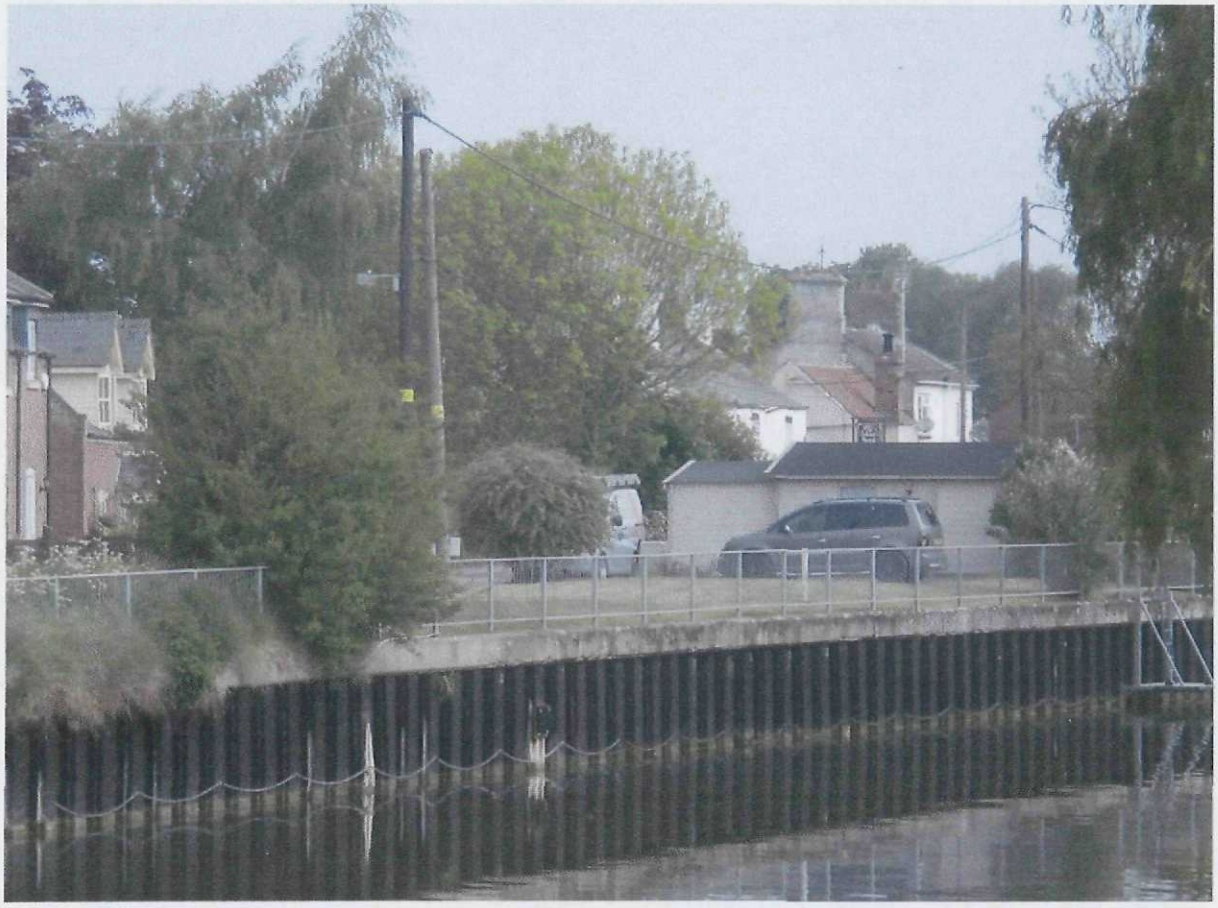


FLOOD RISK ASSESSMENT

FOR

PROPOSED RESIDENTIAL DEVELOPMENT

AT

THE RIVER BANK

SPALDING

LINCOLNSHIRE

PE11 3AA

1 DEVELOPMENT DESCRIPTION AND LOCATION.

1a Type of development and Location

The proposal is for Planning Approval for a Residential development of one two story property

The site is on The River Bank Spalding Lincs. PE11 AA

1b Vulnerability Classification

The development for a Residential development 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 is 0.0457 hectares and is for a Single Dwelling.

1c The Sequential Test and Exception Test can be applied by the Planning Authority, however the site is protected against a 1in 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 soakaways.

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 1415-02

Application for a Residential Development of a single two storey dwelling.

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 alongside the River Welland on 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.

The proposed new dwelling will have its floor level raised to 450mm above that of the surrounding ground levels, i.e 550mm above the top of the existing sheet pile concrete capping. The applicant will sign up to the local Flood Early Warning scheme.

The building will incorporate flood resilient construction.

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 timber summer house and a parking area of tarmacadam. The new development will have a parking area of premiable block paviors.

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

Because the development is for a single dwelling there will be minimal increase in storm water runoff and new more efficient soakaways will be constructed as part of the development.