

7. Flooding Assessment

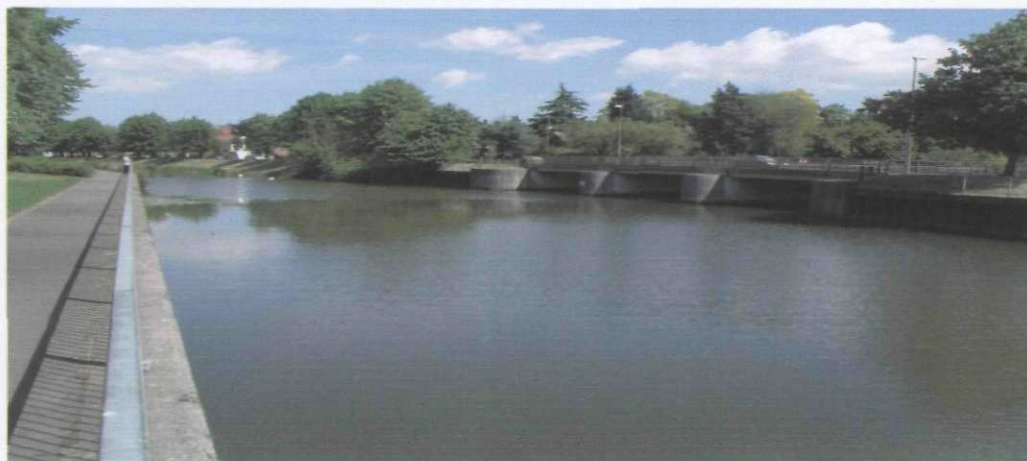
- 7.1 The Strategic Flood Risk Assessment determined the protection offered by the fluvial and tidal defences in a cautious manner and in year 2002 these were deemed to provide the respective 1.0% and 0.5% standards of protection as recommended in PPG25 for a zone 3 area.

8. Site Cross Section

- 8.1 Ordnance datum related cross section has been sketched from the Coronation Channel & Tidal River Welland to the site with finished floor levels of proposed building indicated.

9. Flood Rate

- 9.1 Within the Fenland environment of the South Holland area protected by sea defences, tidal embankments, fluvial embankments, tidal & fluvial structures and very importantly continued operation of the Internal Drainage Boards it is inevitable that worst case scenarios could occur.
- 9.2 Sea defence and tidal breaches would subside with the ebbing tide but fluvial events could potentially continue over a considerable period of time.
- 9.3 The sophisticated drainage system around the application site is so controllable that the likelihood of flooding is unlikely.
- 9.4 Should a breach occur in the sea defences, because of the site location, should have no effect.
- 9.5 Should a breach occur in the tidal embankment of the River Welland because of the site location, and the presence and level of Marsh Road would have minimal effect.
- 9.6 Should a breach occur in the Coronation Channel opposite the application site diversion of flows are available: -
- The Cowbit Road Sluice on the up-stream end of the Coronation Channel could be closed thus diverting flows through Spalding.
 - If fluvial flows into the Spalding area are becoming too intense and likely to compromise the town, inundation of the Crowland & Cowbit Washes "functional flood plain" would solve any flooding problems.



COWBIT ROAD SLUICE – FLUVIAL RIVER WELLAND / CORONATION CHANNEL