FLOOD RISK ASSESSMENT

FOR

PROPOSED EXTENSION & ALTERATION

AT

SPALDING GOLF COURSE

SURFLEET

LINCOLNSHIRE

PE11 4EA



1 DEVELOPMENT DESCRIPTION AND LOCATION.

1a Type of development and Location

The proposal is for extension and alterations to the Club House at Spalding Golf Club.

The site is located off the A16 at Surfleet Lincolnshire PE11 4EA.

1b Vulnerability Classification

The development for extension and alterations to an existing Club House which falls within Flood Zone 3 of 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 0.23 hectares and is for a small extension.

In terms of the sequential test there is no other similar land in the vicinity in the ownership of the applicant for the purposes of the test there is no other suitable land, or any alternative land that is at less risk in the immediate locality.

2 DEFINITIONS 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 0.1 per cent (1 in 1000) or greater chance of happening each year.
- or from a river by a flood that has a 0.1 per cent (1 in 1000) 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.

Fluvial flow and overtopping of the embankments would not inundate the site rapidly as the site is located further away from the source than much of the more prone areas closer to the sea or river. 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 Existing surface water arrangements.

The adjacent and 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 additional surface water runoff as there is no additional impermeable area proposed.

4 CLIMATE CHANGE

4a How is flood risk at the 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 dwellings 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 Numbered 2111-01, 2111-02A, 2111-03 & 2111-04

Application for a Change of Use from Agricultural Building to Residential.

6 FLOOD RISK MANAGEMENT MEASURES

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

The site sits some distance away from any rivers the nearest being the Glen 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 existing finished floor level is between 400mm to the West and 1000mm to the East above that of the surrounding ground levels which also slope away. The applicant is signed up to the local `Flood Early Warning scheme`.

The building will incorporate flood resilient construction where practical.

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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 no additional storm water runoff as the Extension is to be built over an existing hard landscaped Patio area.

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

There will be no additional impermeable area and therefore no increase in storm water runoff.