FLOOD RISK ASSESSMENT

for

Proposed Two Bed Bungalow
with integral garage
and off road parking
at
The Forge
Common Way
Tydd St Mary

General information in compliance with NPPF site location within a defended flood zone 3 of Environment Agency mapping and Zone 1 of South Holland District Council Strategic Risk Assessment under South Holland Internal Drainage Board in the South Holland Internal Drainage Board main drain system.

Site Location 3 Kms west of the River Nene in Common Way Tydd St Mary TF Ref: 544342/318575

The site sequential test and exception test applies. The site contains existing buildings within the settlement boundaries. The site area is 0.04 ha. The proposal is for a single storey dwelling.

The development may be permitted as it is protected against 1 in 200 and 1 in 100 year return of fluvial event.

The site within a defended flood plain is unlikely to be flooded due to overtopping or failure of defences is small.

Land levels are generally 3.20 aOD.

Local drains discharge both north to the South Holland Main Drain and south to the Tydd Cut. South Holland Internal Drainage Board has an adopted policy as 1 in 50 years return period.

Tidal protection Wisbech to Sutton Bridge is 1 in 200 years.

Maintenance and remedial works from the South Holland Internal Drainage Board, North Level Internal Drainage Board and Middle Level are considered be the Strategic Study to be very good. All drainage authorities operate maintenance standards to structures, channels and pumps. Occasional bank slips/blockages are dealt with promptly.

Flooding Potential

Local drainage blockage
1 in 50 year storm
Breaching
Pump failure
Overtopping of River Nene defences
Probability of flooding “low”.
900 mm local freeboard available
In the event of pump failure, back up pumps are in place. Embankments are maintained to a crest level of 7.0 aOD. In the South Holland Strategic Flood Risk Assessment indicates the site to be effected by flood waters in 2115 extent and depth of flooding maps. Therefore no mitigation against low level flooding is required. The property occupiers are to be made aware of any risks. Environment Agency Flood Codes, Flood

warning service, indirect warnings and the 24/7 Flood line. Occupiers to also register with the Floodline Warning Direct Service as a general precaution.

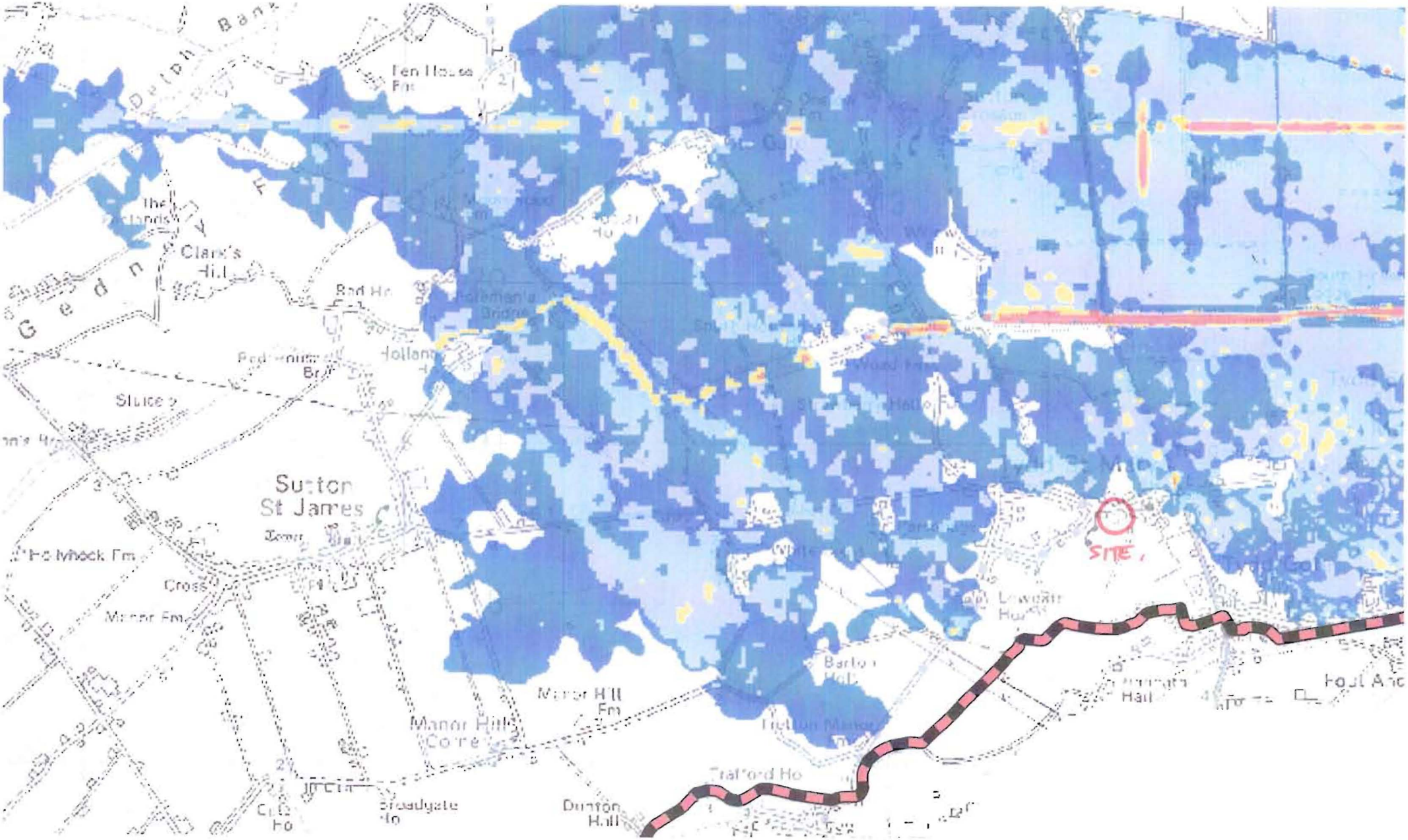
Conclusion

The proposal is not in a functional flood plain. It is in a passive flood plain protected to minimum 1 in 200 years. The risk of tidal flooding is low (less than 0.5%). The Internal Drainage Board standard 1:50 provides a minimum 900 mm freeboard. The height of the finished floor will be 3.55 aOD, which is higher than the South Holland DI assessment flood level,

Site surface water is to be disposed by soakaway to BRE365 requirements under Building Regulations.


South Holland Main Drain
Woad Fm
Strawberry Hall
Tydd St M
Marsh
The Grange
Tydd St Mary
PH
5
Parsonage Fm
SITE
Tydd Gote
Lowgate Ho
2
Barton Holt
Hannath Hall
Foul Ancho

DEPTH OF FLOODING 2115



EXTENT OF FLOODING 2115

