



FLOOD RISK ASSESSMENT

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1: Introduction

This Flood Risk Assessment supports the planning application for proposed landscaping, fencing and outbuilding erection at Pipwell Manor, Saracen's Head, Lincolnshire.

The purpose of this report is to outline the potential flood risk to the site, the impact of the proposed development on flood risk elsewhere, and the proposed measures which could be incorporated to mitigate the identified risk.

2: Development Site and Locations

The site is located in Saracen's Head, Lincolnshire with National Grid reference TF341269 - 534181 Easting and 326958 Northing. The site is currently being used as a residential dwelling.



Figure 1: Pipwell Manor marked on aerial view of Saracen's Head



Figure 2: Pipwell Manor as viewed from the street

3: Development Proposals

The proposed development is to erect an oak-timber framed Cart Lodge building to the east of the property, the erection of a timber summer house, addition of a garden pond and perimeter estate railings.

The development is classified as 'More Vulnerable' according to the NPPF. The supposed lifetime of residential development can be assumed to be at least 100 years.

4: Planning Policy and Flood Zone Classification

Local Development Documents

The South East Lincolnshire Local Plan 2011-2036 was adopted in March 2019. Policy 4 sets out the requirements for flood risk reduction.

The South East Lincolnshire Strategic Flood Risk Assessment (SFRA) was adopted in March 2017, to ensure there is an evidence base to inform Local Plan and Development Management decisions.

Flood Zone Classification

The Environment Agency (EA) 'Flood Map for Planning – Rivers and Sea' included below indicates a section of the property is located within **Flood Zone 3** which means there is a high probability of flooding from rivers and the sea.

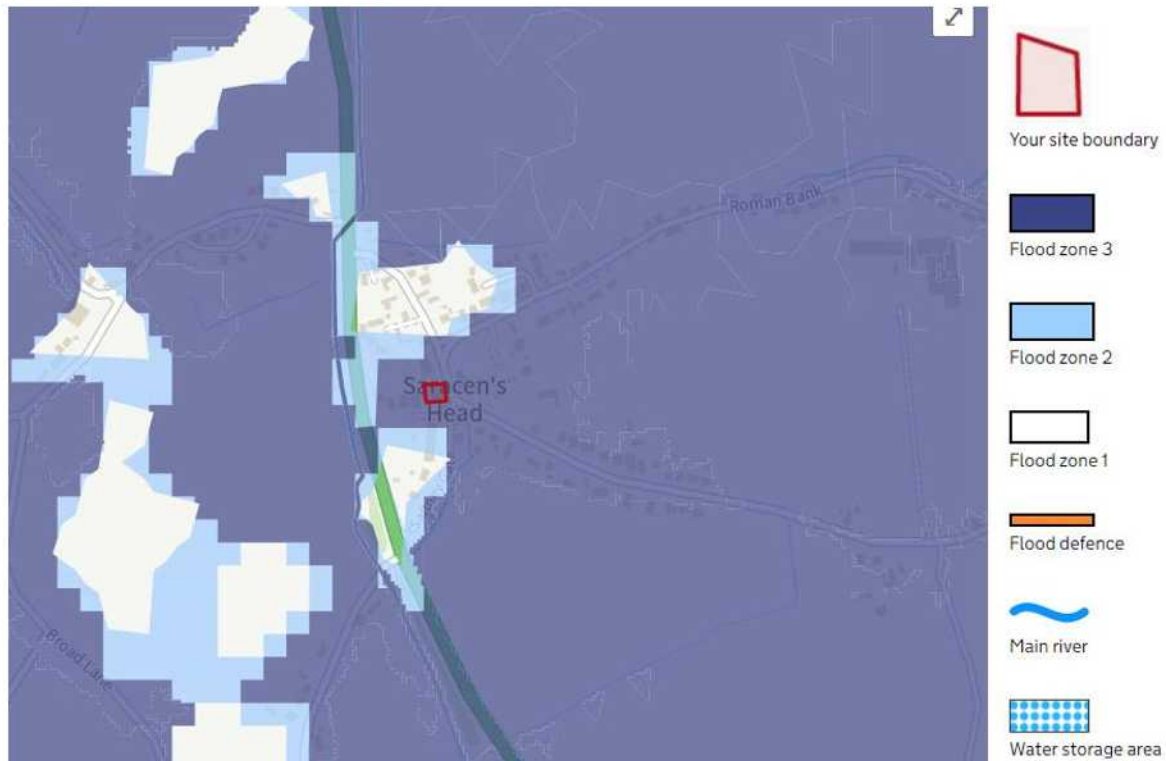


Figure 3: Map showing location of Pipwell Manor within Flood Zone 3

The 'Long Term Flood Risk' for this postcode is indicated as 'Very Low' chance of yearly flooding from surface water and other sources of flooding including reservoir and ground water, and a 'Low' chance of yearly flooding from rivers and the sea.

The site is outside of any of the identified hazard areas on the South East Lincolnshire SFRA Residual Flood Hazard Map for the 1% fluvial and 0.5% tidal event (fig. 4). It is also outside the area at risk of flooding on South East Lincolnshire SFRA Residual Peak Depth Map for the 1% fluvial and 0.5% tidal event (fig. 5).



Figure 4



Figure 5

5: Sequential Test and Exception Test

As a 'More Vulnerable' residential development, the sequential and evidential test must be applied.

Sequential Test

Given the nature of the proposals and minor development, the impact on flood flows should be considered non-applicable, as previously in the 2013 planning application.

6 Flood Mitigation

The floor levels of the proposed buildings will be **no lower than existing floor levels**. With the above in mind, appropriate flood mitigation measures would include;

- External Walls - A general principle for flood resilient design is to use durable materials that have good resistance to water/moisture and that promote easy draining and allow effective drying out in the event of flooding.
- All electrical sockets will be set at 450mm above finished ground level
- New Floors - Solid concrete floors with damp proof membranes are generally regarded as the most flood resistant floor type as they can reduce the rate of seepage into the building and are generally easier to clean and restore when compared to suspended floors.