



FLOOD RISK ASSESSMENT

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1: Introduction

This Flood Risk Assessment supports the planning application for proposed alterations to the boundary and entrance 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 replace the existing railings and pedestrian gate to the front of Pipwell Manor, Saracen's Head, along with the creation of a new gated vehicular entrance to the east of the main house.

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.

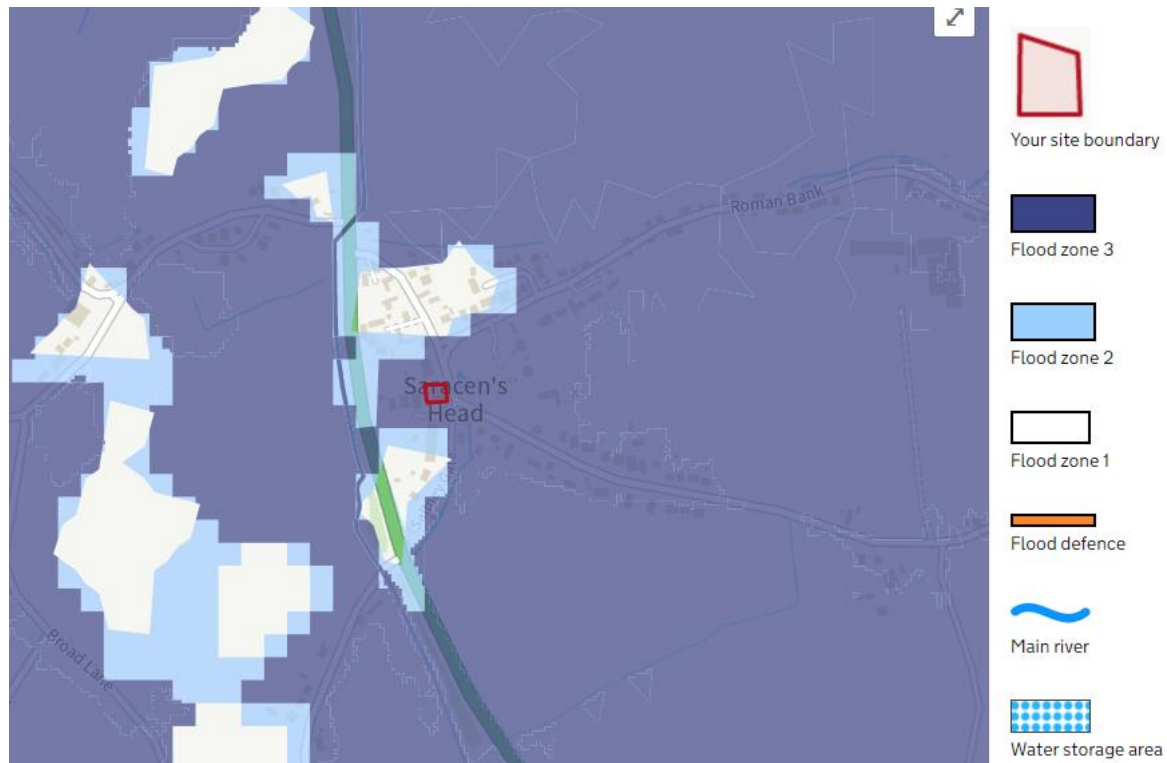


Figure 3: Map showing location of Pipwell Manor within Flood Zone 3

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).

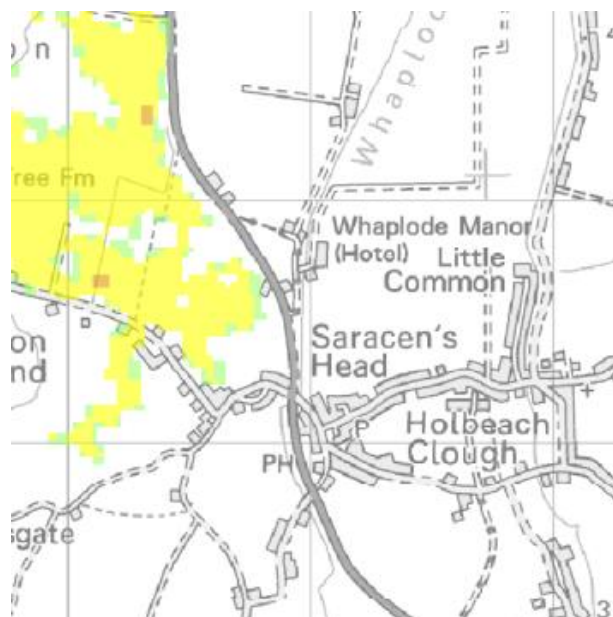


Figure 4



Figure 5

5: Sequential Test and Exception Test

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

Sequential Test

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

6 Flood Mitigation

The levels of the proposed boundary railings 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. The low level walls and gate piers are proposed to be brickwork.