Proposed Mobile Home Annexe and recreational Log Cabin

At The Woodlands Sandbank Wisbech St Mary

FLOOD RISK ASSESSMENT

Proposal

The siting of a mobile home as an annexe with sleeping accommodation and recreational log cabin not for sleeping purpose

The mobile home is transportable on wheels but is anchored to the ground by steel cable and staked down onto the ground. It is also approximately 700 mm above ground level.

Site Location

The site is located to the western side of Sand Bank approximately 500 m from High Road Wisbech St Mary as identified on the submitted flood map.

Flood Map

The tidal breaching hazard map indicates the site to be clear of all three models, max hazard, max depth, max velocity.

The site is within in the North Level IDB catchment approximately 2 miles from the tidal River Nene 2 Kms to the north west.

Long term flood management is reviewed every 5 years. The North Level IDB maintain general standards and are good.

Sources of Flooding

Blockages
Local events
Pump failure
Over topping

Probability of flooding

There is a 2% annual probability ie 1 in 50 yearly chance of flooding

Historic Flooding

The site has no record of flooding and is located on the western brink of a boards main drain.

Residual Flood Risk

Tidal defences give 0.5% annual probability 1 in 200 years

The sequential and exemption tests do not apply as this is a domestic extension of an existing use.

The applicants are aware of the Environment Agency emergency flood line. The direction of evacuation to High Road and the centre of the village.

Flood Map centred on TF 40833 07162 - created December 2019 [Ref: CCN-2019-154578]

Environment Agency

Scale 1:10,000

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Legend

- Main River
- Raised Defences
- Flood Storage Areas
- Area at Risk of Flooding from Rivers or The Sea
- Extreme Flood Outline

Dark blue shows the area that could be affected by flooding, 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 0.5% (1 in 200) or greater chance of happening each year.

- or from a river by a flood that has a 1% (1 in 100) or greater chance of happening each year.

Light blue shows the extent of the Extreme Flood Outline, which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater.

These two colours show the extent of the natural floodplain if there were no flood defences or certain other manmade structures and channel improvements. Sites outside the two extents, but behind raised defences, may be affected by flooding if the defences are overtopped or fail.

Created by the Partnerships and Strategic Overview Team, Kettering

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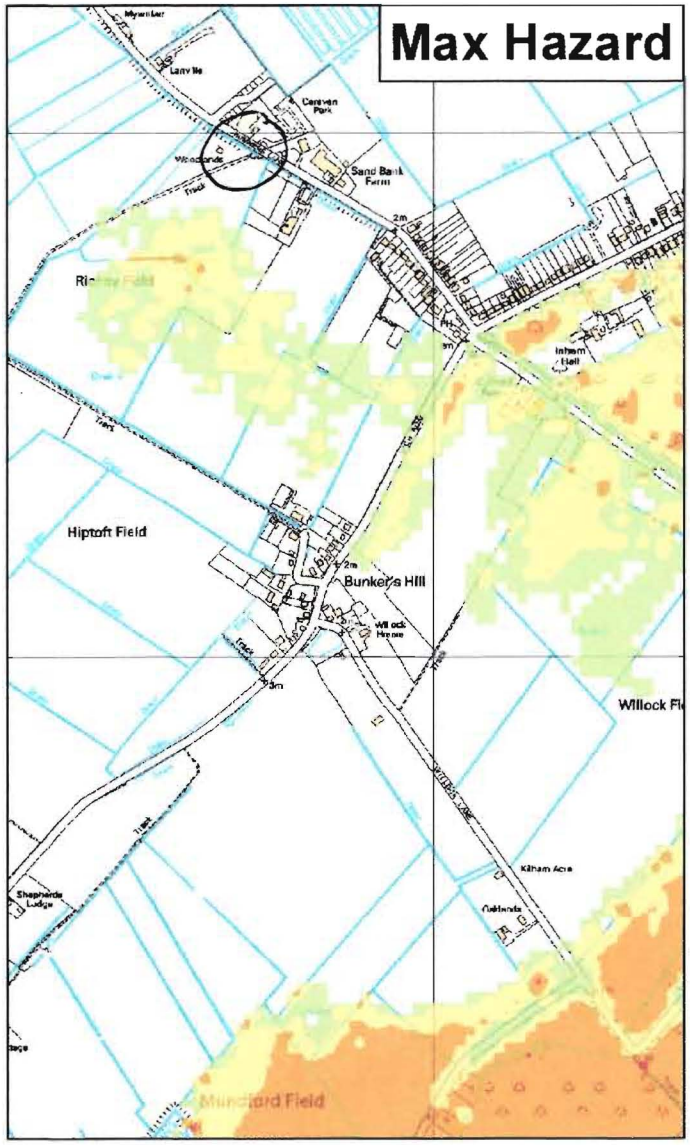

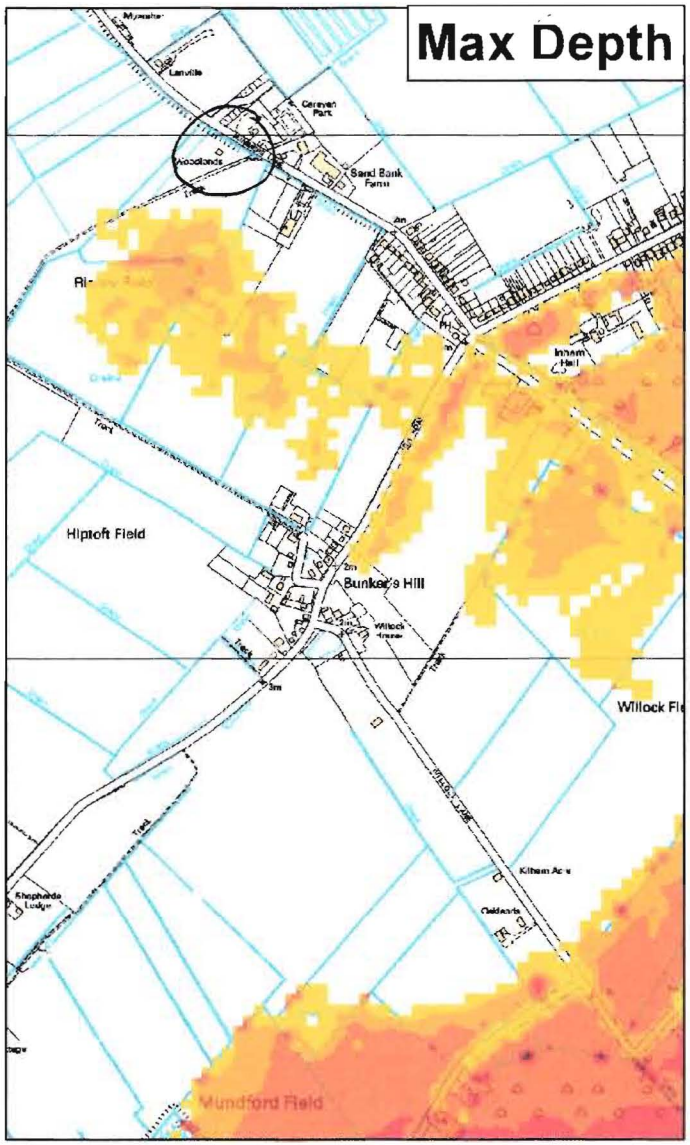

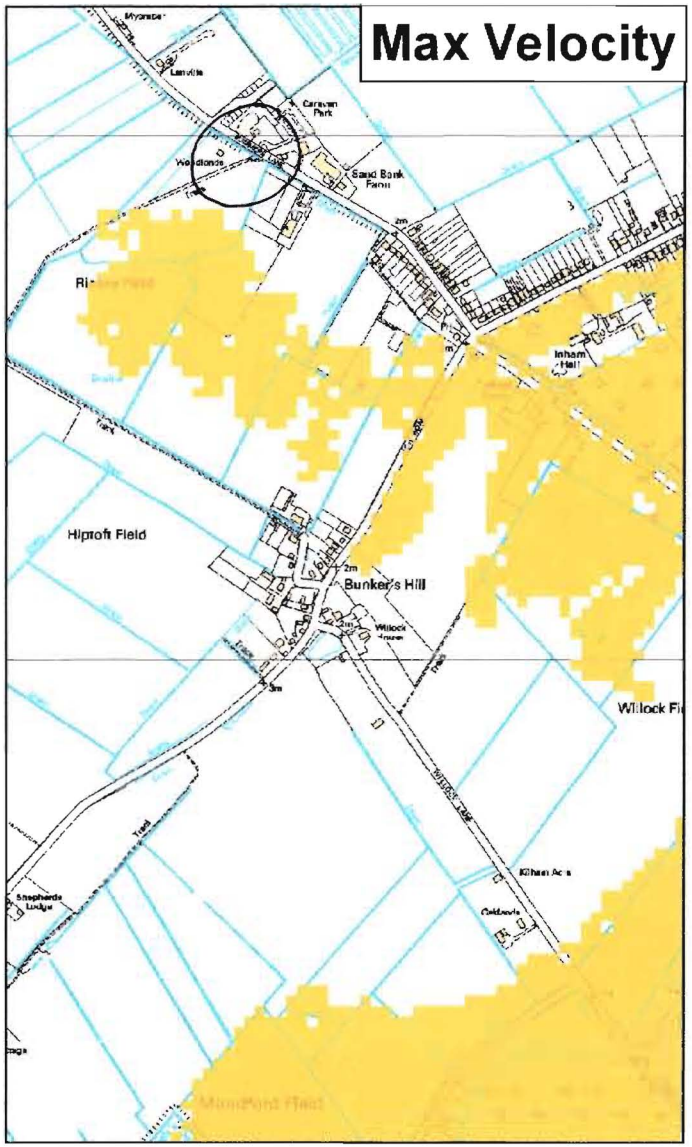

★ Modelled Breach Locations - see also the accompanying plan "Location of Modelled Breaches"

Max Hazard (Flood Risk to People FD2320)	Max Depth (m)	Max Velocity (m/s)
Less than 0.75 (Low Hazard)	0 - 0.25	0 - 0.3
Between 0.75 and 1.25 (Danger for Some)	0.25 - 0.50	0.3 - 1.0
Between 1.25 and 2.0 (Danger for Most)	0.50 - 1.0	1.0 - 1.5
Greater than 2.0 (Danger for All)	1.0 - 1.6	1.5 - 2.5
	1.6 +	2.5 +

Date Printed	December 2019	Scenario year	2011	Scenario Annual Chance	0.5% (1 in 200)	CCN Number	CCN-2019-154578

This map shows the level of flood hazard to people (called a hazard rating) if our flood defences are breached at certain locations, for a range of scenarios. The hazard rating depends on the depth and velocity of floodwater, and maximum values of these are also mapped.

The map is based on computer modelling of simulated breaches at specific locations. Each breach has been modelled individually and the results combined to create this map. Multiple breaches, other combinations of breaches, different sized tidal surges or flood flows may all give different results.

The map only considers the consequences of a breach, it does not make any assumption about the likelihood of a breach occurring. The likelihood of a breach occurring will depend on a number of different factors, including the construction and condition of the defences in the area. A breach is less likely where defences are of a good standard, but a risk of breaching remains.

Environment Agency

Lincolnshire and Northamptonshire Tidal Breaching Hazard Mapping

Map Centred on TF 40833 07162