

Flood Risk Assessment

Proposed Boundary Wall & Detached Garage at
Shearwater Lodge, Sea Lane, Theddlethorpe, Mablethorpe LN12 1NW

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Aerial view of site (image: Google)

1 Introduction

The application site is located in the small village of Theddlethorpe St Helen, which is in the East Lindsey district of Lincolnshire. The proposal is for a detached garage and a brick boundary wall with gates.

There is no living accommodation proposed as part of this application.

2 Flood Zone

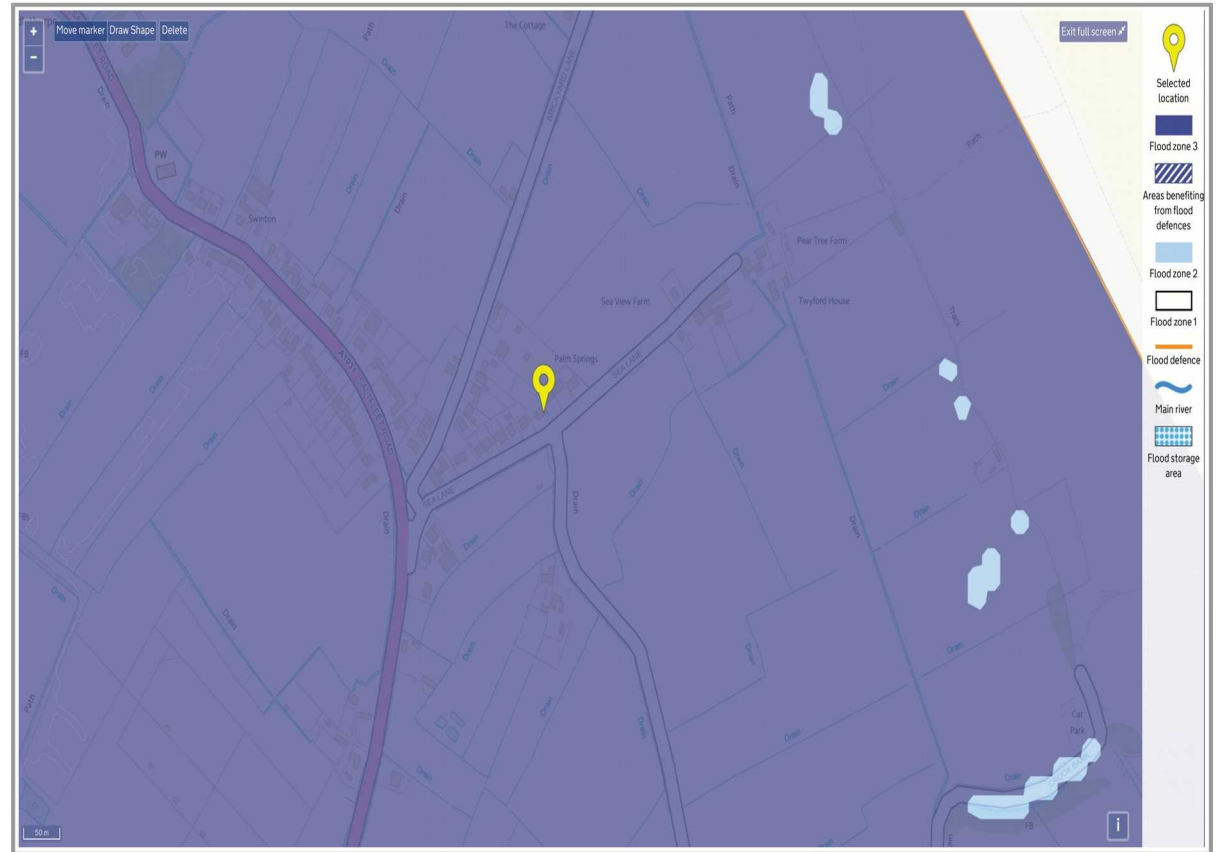
The site is located within Flood Zone 3, according to the Government's Flood Map for Planning.

The Flood Maps indicate the risk of flooding to the site, assuming no flood defences existed, to be a 0.5% chance of occurring in any year for flooding from the sea or a 1% chance of occurring for fluvial (river) flooding.

3 Site Levels & Description

The site and surrounding area are generally flat and at a level of approximately 2.3m AOD.

The existing ground levels will not be altered by the proposed development.



Extract from Government flood map for planning

4 Flood History

There are no known incidents of flooding at the site apart from during the significant event in January 1953. The flood defences have been improved and means of warning and evacuation have been implemented since that time.

On the 6th December 2013 there was a significant tidal surge along the east coast, however, this did not affect the site.

5 Mitigation

As this application is for the erection of a boundary wall and detached garage there are limitations to the measures that can be taken.

The floor of the proposed garage will be of solid concrete construction and therefore not susceptible to damage from flooding. The walls will not be plastered so will be resilient to flooding.

Any new electrical wiring or other services will be installed from ceiling level downwards and all meter boxes etc will be located above the predicted flood

level.

The occupants of the property will be advised to subscribe to the Environment Agency's flood warning service.