

FLOOD RISK ASSESSMENT

Proposed Alterations to
The Manor House
Main Road
Saltfleet
LOUTH, LN11 7TL



CONTENTS

LOCATION

FLOOD ZONE

SITE LEVELS

EXISTING FLOOD DEFENSES

FLOODING HISTORY

LOCATION

The application site is situated at - The Manor House, Main Road, Saltfleet, Louth, LN11 7TL- and the proposal is for the Conversion of the existing forge to provide a separate self-contained living unit for holiday let. This assessment should be read in conjunction with the following application drawings:

- RD.4749. 01/ 02/ 03/ 04 and 05 site location plan

FLOOD ZONE

The site falls within a flood zone as shown in the Environment Agency Hazard Mapping (see opposite). The site is highlighted as being within the Zone 1 area.

SITE LEVELS

The site is general level / sloping and the average ground level around the site is 5.3m above ordnance datum.

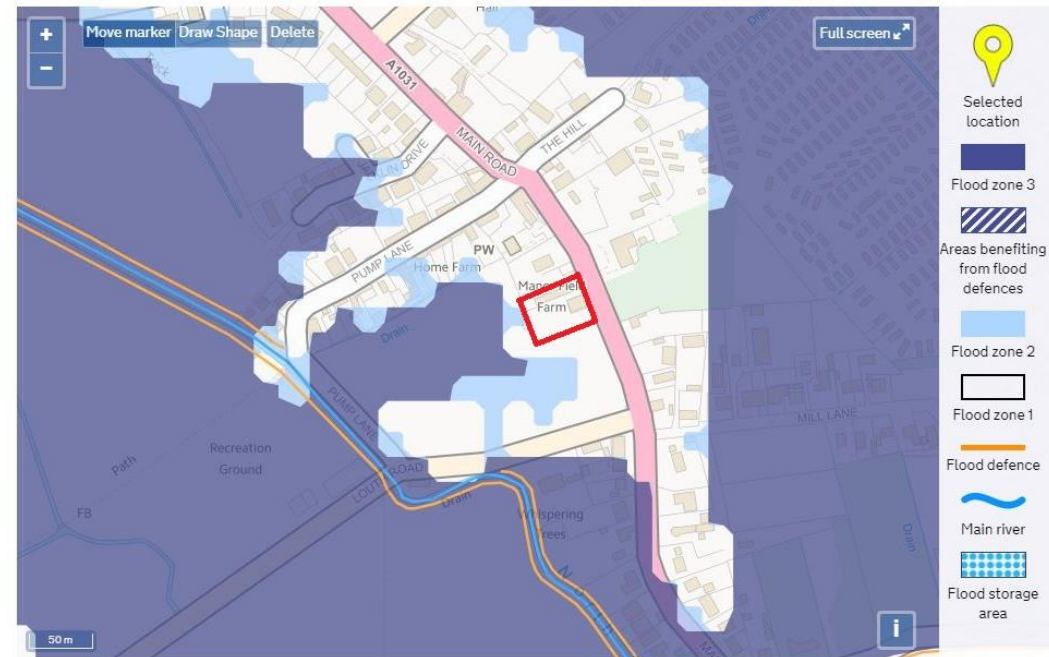


Figure One - Extract from the Environment Agency Hazard Map

EXISTING FLOOD DEFENSES

The main source of potential flooding affecting the site comes from the overtopping of the tidal sea defences.

We are advised by the Environment Agency that the sea defences along the section of coastline are designed to cater for a 1 in 200-year tidal event.

FLOODING HISTORY

The site has not flooded within living memory and the site was not flooded in either the January 1953 or the June 2007 flood.



Figure Two - Site Plan

FLOOD RESILIENCE MEASURES

The proposal will incorporate the following measure to make the development flood resilient:

- The site is not subject to flooding but is immediately adjacent to a flood area; therefore, precautionary measures are proposed within the new buildings
- It is intended that all occupants will be provided with information regarding the Environment Agency's Automated Flood Warning System. This will be in the form of the agency's information leaflet, which will be provided as part of the buildings handover documentation.
- The tenant and building owner will be required to subscribe to the Environment Agency's "Warning Direct" flood warning messaging service.
- The sleeping accommodation within the main building and the proposed conversion will be at first floor level.