

Flood Risk Assessment Extension and Alterations to Holme farm, Habertoft.

The application site is a converted barn at the end of Habertoft Lane in Habertoft, close to its junction with Orby Bank.

Land levels in Habertoft are substantially flat and there is a spot height on the centre of the road outside the site given as 2.50m AOD. It is safe to assume this is the level of the ground at the site.

The most significant flooding threat to the site is the North Sea, some 6.50km to the east of the site.

The sea defences along this stretch of coastline provide protection against a 1 in 200 year tidal event and it is understood this level of defence will be maintained for at least the next 50 years. The defences consist generally of concrete walls, earth embankments and dunes.

Sea defences in the area are essential as the predicted 200 year tide levels are 2-3m above the ground levels lying behind. There was a major flooding event along the east coast in 1953 causing extensive damage but at the time defences were of a much lesser standard and have been progressively raised and improved since. There have been lesser flooding events since but ongoing beach nourishment programs are providing additional levels of protection where beach levels are being raised and dunes are reforming along much of the coastline.

If a breach in the sea defences occurred, the volume of water reaching the site would depend on the size of the breach, the difference in levels and the ground contours and obstructions in between. Should a breach occur immediately east of the site it is unlikely floodwater would reach the site at any great depth or velocity so the risk to life is low. The site lies on a narrow country lane but access to the wider main road network is relatively easy where evacuation of the area to the higher ground and the Wolds is straightforward.

The proposal is for a ground floor extension to form a large en-suite master bedroom together with a separate en-suite to an existing bedroom

The floor level in the extension will be set the same as the existing floor level in the house, ie around 250mm above surrounding ground level.

There is no reason why alterations of this sort would cause any additional flood hazard to the occupants or surroundings.

The property should be connected to the Environment Agency's automated flood warning system.