

Initial Flood Risk Assessment Report 2009

6 CONCLUSIONS

6.1 For the development in question, the main flood risk is from fluvial or tidal flooding. One other concern is the disposal of surface water drainage in a manner that minimises the risk of flooding both to the proposed development and to other surrounding properties.

6.2 The location of the proposed redevelopment site is within Flood Zone 3, as defined in PPS 25, and therefore is assessed as having a high probability of fluvial or tidal flooding. The Environment Agency Flood Zone Maps do not take into account existing flood defences. However, the Strategic Flood Risk Assessment prepared for Fenland District Council reports that the location of the site lies within a Category 3 flood plain and is at risk only from fluvial flooding.

It is likely that any flooding from overtopping of defences will spread over a wide area and will be disruptive rather than disastrous.

It is also likely that flows from the overtopping of an unembanked channel will spread slowly over a wide area and cause widespread waterlogging rather than serious inundation.

6.3 Given the topography of the site and its surrounds, and the land usage of the neighbouring properties, it appears unlikely that flooding from surface flows could constitute a significant risk to the development. Similarly, the limited additional impermeable construction associated with this development is unlikely to significantly increase the risk of additional surface flows endangering neighbouring lands.