

Michael Williamson
10 Church Street, Bottesford, NG130BX

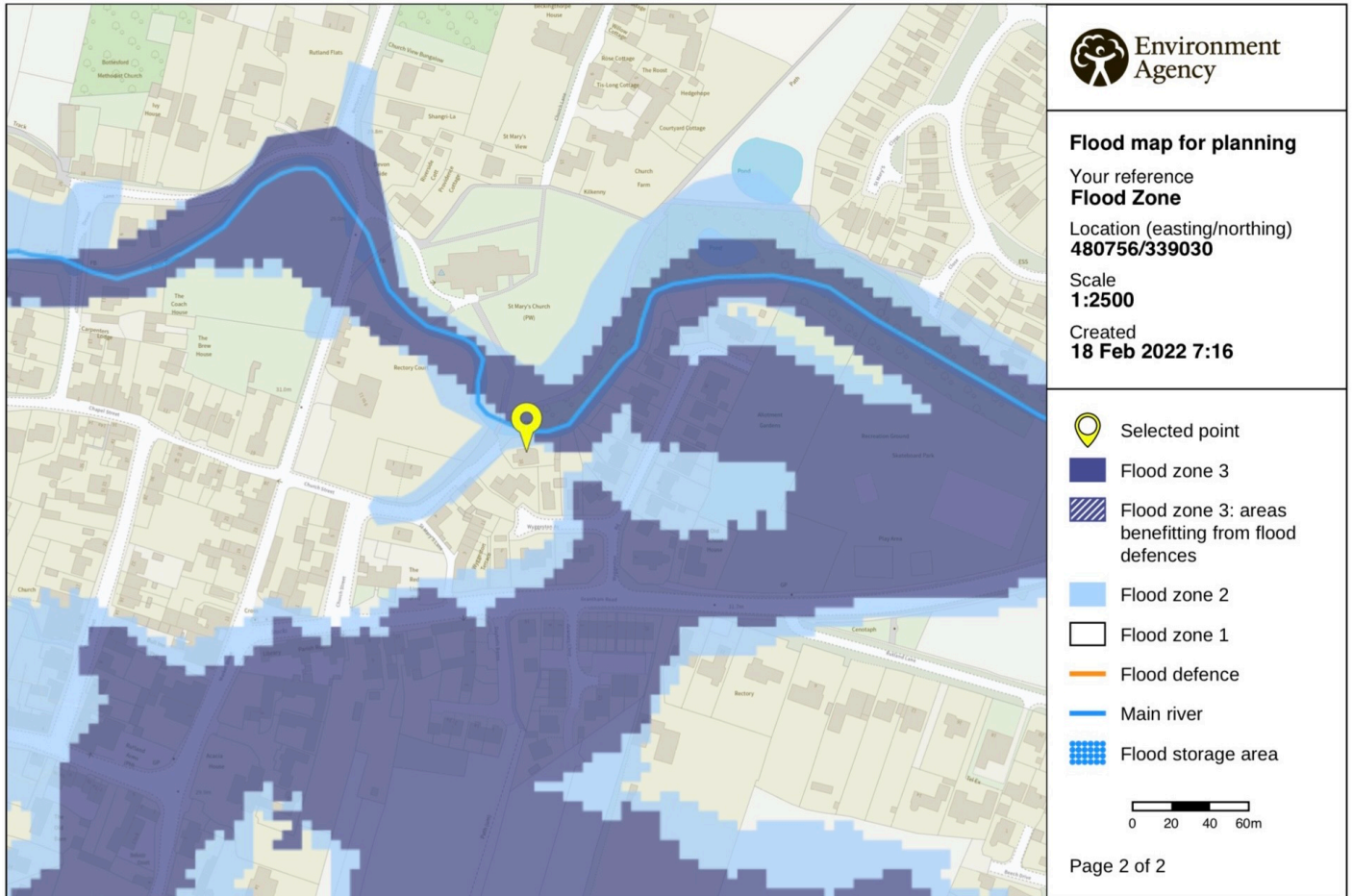
3 May 2022

Flood Risk Assessment

This assessment has been prepared in respect of a planning application to demolish the existing dwelling at the above address and replace it with a new building of the same size on essentially the same footprint.

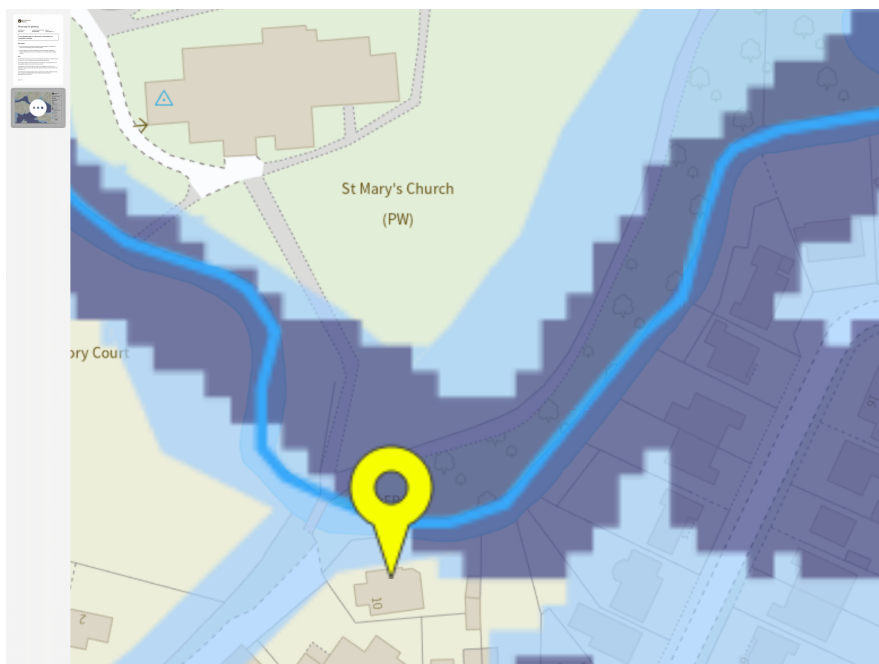
- 1) The property, 10 Church Street, is adjacent to the River Devon. Referring to the Government 'Flood Map for Planning' (below) - the existing dwelling and the majority of the property is in Zone 1 (little or no risk of flooding), the access and a portion of the property is in Zone 2 (low to medium risk) and a very small portion of the property is in Zone 3 (high risk).
- 2) The existing dwelling was built in the early 1960's and has never been flooded. I became fully aware of the property in 1978 and purchased it in 1990. In July 2001, I was witness to what at the time was termed as a '1 in 200 year rainfall event' that took place in the upper catchment area of the River Devon in the Belvoir Castle/Woolsthorpe area - at the time I was managing a farm on the Belvoir Estate located in that very area. Over 100mm of rain fell over the course of a morning. The river rose to a level not seen in anyone's lifetime. As a result, a number of houses in Bottesford were flooded. In the vicinity of 10 Church Street, the River Devon filled and extended many tens of metres out into the Church cemetery situated opposite the property on the northern side of the river (the river actually diverted itself and flowed through the cemetery, by-passing Fleming's Bridge). However, at its peak the house at 10 Church Street was not flooded and only a small amount of water entered the grounds (largely identified as Zone 3 on the Flood Map for Planning). This rainfall was deemed an exceptional event. I was not in Bottesford in February 2020 to witness the consequences of 'Storm Dennis'. The record shows that a number of properties in Bottesford were flooded as a result of this storm however, the property at 10 Church Street was **not** flooded.
- 3) There are no flood defences protecting the site.
- 4) The proposal contained in the attached Planning Application is to construct the replacement house on the same size footprint as the existing dwelling but moving it 2m to the east - the house would remain wholly in the area identified as Zone 1. In order to 'future-proof' the house, taking into account the possible consequences of climate change and further extreme weather events, it is proposed to increase the finished floor heights by a nominal 250mm above the existing. Moving and lifting the house would have no impact on 'floodplain volume' (the footprint of the replacement is the same as the existing). The heights of the driveway and grounds would remain unaltered so there would be no impact on 'floodplain volume' from these aspects either.
- 5) Surface water will be discharged essentially as per the existing arrangements.

- 6) The access to the property along Church Street is in Zone 2 and although deemed at medium risk of flooding it only presents a low risk in terms of gaining access to and from the property - there were no access problems experienced in July 2001. However, as further security the gate posts at the entrance to the property will be clearly marked with fluorescent markers at a



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suitable height to as a guide for the emergency services.