

Flood Risk Assessment

Proposed Change of Use from Store Room to Shop at
Grainthorpe Mill, Main Road, Grainthorpe, Louth LN11 7HX

Introduction

This application is for the change of use of a store area to provide a small retail shop for the sale of cakes, hot & cold sandwiches, pies and other products made on the premises. There are no changes proposed to the external appearance of the building or site. The site is situated within Flood Zone 3.

Sources of Flooding

The site is located within the established village of Grainthorpe and is approximately 3.5 miles away from existing sea defences.

Impact of the Proposal

The development utilises space within an existing building to provide a range of products for consumption off the premises. Due to the nature of the shop any visitors will therefore be on site for a very short period of time.

As there are no physical changes proposed to the building there will be no increased risk of flooding or increase in run-off elsewhere.

The existing dwelling will be unaffected by the proposals.

Warning & Evacuation Plan

The site occupants have already registered with the Environment Agency's free Automated Flood Warning System.

Access & Egress

The site is accessed directly from Main Road and a short private drive. Any occupants or visitors would be notified by the automated warning system and therefore have sufficient time to reach safety.

Flood Resilient Measures

It is recommended that any new electrical supplies or other services are installed from above and that consideration is given to installing demountable flood barriers on external doors.