

FLOOD RISK ASSESSMENT

Introduction

E2 Design have been appointed by John H Rundle Ltd to prepare and submit relevant details to the Local Authority with a view to obtaining Outline Planning for 5No dwellings, all as detailed in this document and on the Application drawings.

This Flood risk assessment will:

- Identify and address flood risk issues
- Assess whether the project will increase flood risk elsewhere.
- Assess if it is likely to be affected by flooding
- Demonstrate the project is feasible and safe
- Show measures to deal with the risks

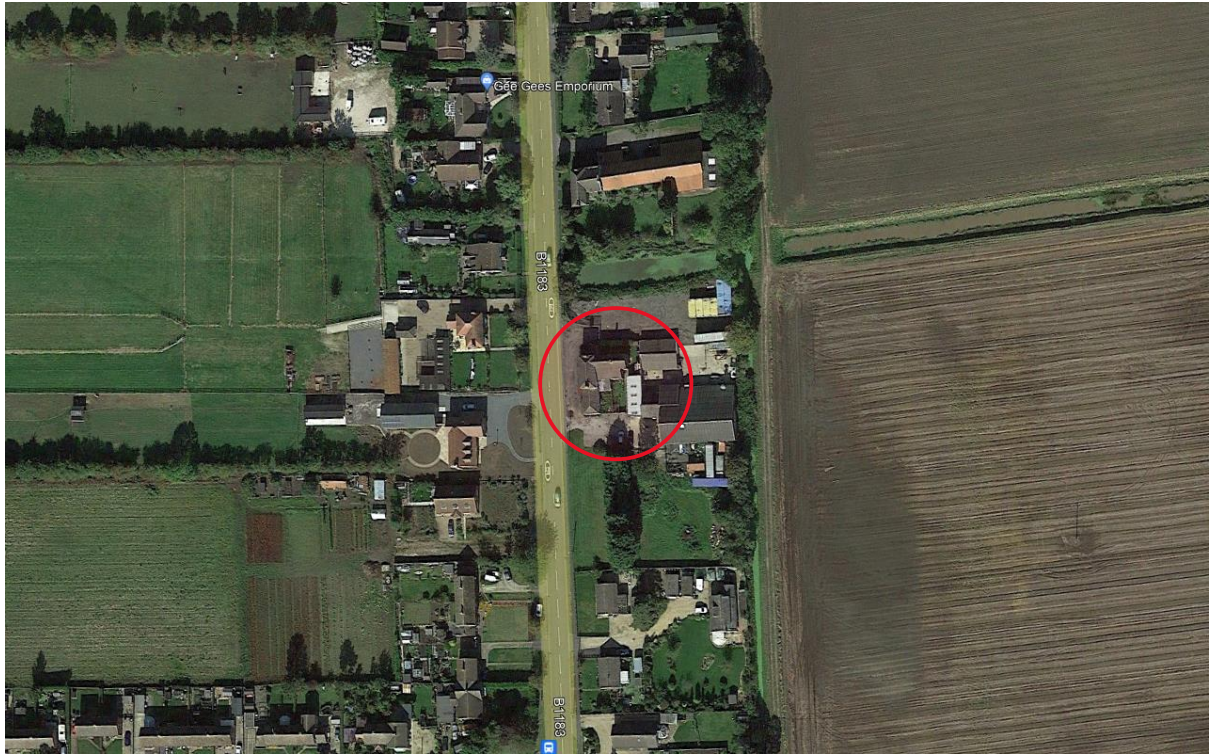
The development is considered more vulnerable, which under The Planning Policy Guidance (PPG) to the National Planning Policy Framework (NPPF) requires that Sequential and Exceptions Tests are applied within Flood Zone 3.

The Site

The proposed site lies on the Eastern side of Main Road, New Bolingbroke on the Former Globe Inn site which was converted into residential. This site is approximately 890sqm and currently unused. Therefore, the site can be considered as a brownfield Site.

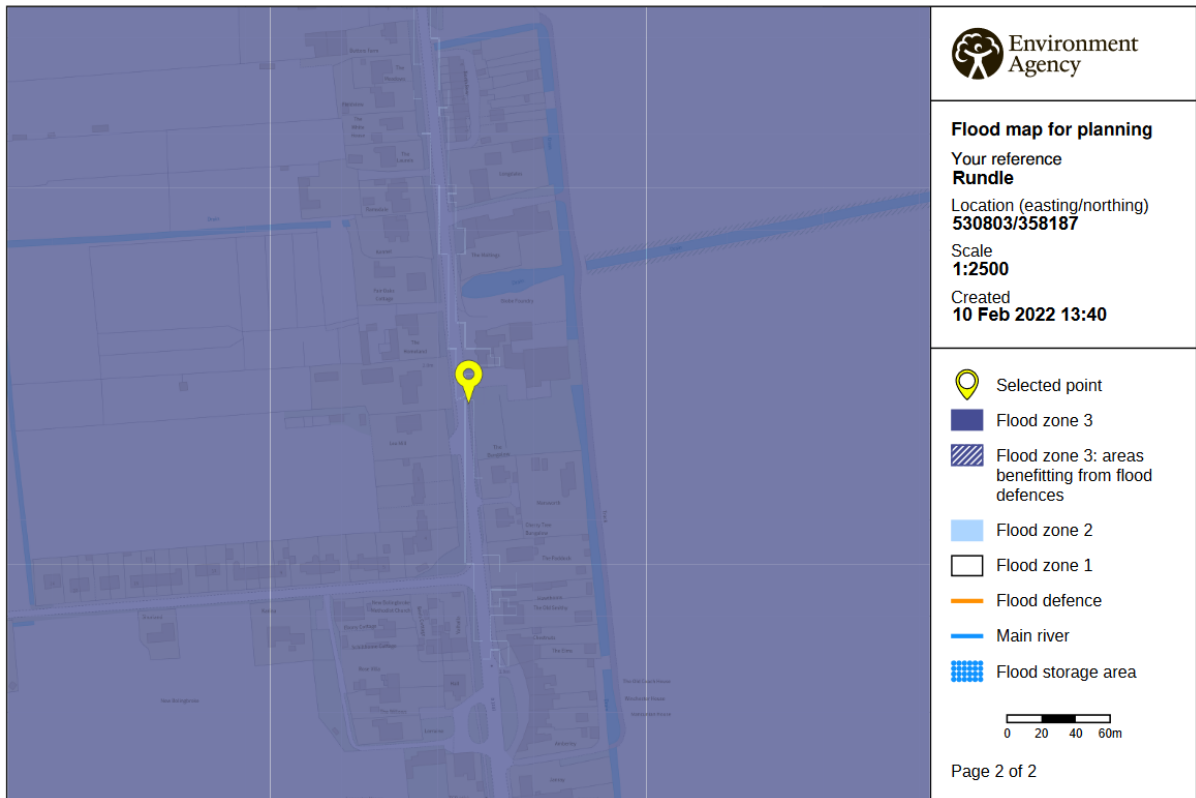


Former Globe Inn



Google Earth Aerial Photograph

The site lies within Flood Zone 3 as indicated on the Environment Agency Flood Maps.



The Flood Maps indicate the risk of flooding to the site, assuming no flood defences are present, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial flooding.

Sequential Test

The NPPF expects that proposals within the flood zone should be subject to the sequential test and if necessary, the exception test at the planning application stage. The PPG to the framework states that any new development in flood zone 3 should be subject to the sequential test.

As the scheme is looking to demolish the existing disused Globe Inn housing on a Brownfield site a sequential test can only be carried within this settlement.

The existing building occupies a footprint of approximately 205sqm, with the proposals amounting to 216sqm giving a total increase of 11sqm.

Given that there are no other sites with a lower flood risk within the settlement it is demonstrated compliance has been met.

Exception Test

The Exception Test, as set out in paragraph 160 of the Framework, is a method to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available.

Essentially, the 2 parts to the Test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

With regards to community benefit, the proposed scheme will remove a disused and run down building in a prominent location of New Bolingbroke and replace it with a high-quality development of housing. Mitigation measures are proposed within this development are proposed which are appropriate and that users of the site will be safe, however as this is an Outline application full details are not shown on drawings, due to their indicative nature.

Potential Flooding and mitigation

It is considered that the proposed development is unlikely to suffer from tidal flooding. If flooding from local sources was to occur it would result in low velocity flooding with shallow depths of water. The water would be displaced over a large area and be intercepted by the large number of drains/dykes in the area.

Mitigation measures:

- Ground floor levels raised at least 300mm above existing ground level.
- Solid ground floor construction
- Electrical sockets/circuits raised
- Register with Environment Agency's flood warning systems.