

Flood Risk Assessment

Site

The Old Ship Inn
Main street, Lowdham
NG14 7BE

Client

Stonegate Pub Company

PLANNING DESCRIPTION

This Flood Risk Assessment is a supplementary document for a planning application to provide a new 6m x 6m timber pergola and a new 1800cm close boarded fencing, there will be no alteration to the existing surface water drainage system, hence there is no increased flood risk.

FLOOD RISK ASSESSMENT

The proposed elements of this application comprise of minor external works to create the description noted above. The rainwater from the pergola structure will be connected into existing surface water drainage, therefore no additional points are to be created. This will therefore not make worse the current drainage system which currently the proposed way of removing rainwater from the area.

The main street road is situated in a flood risk zone 3 however the boundary line of the old ship inn sits on a level 2 flood risk zone. There is no tidal risk, any flood risk comes from failure of defences around the Rivers Cocker Beck.

The existing ground levels in the public house aren't proposed to change so the existing drainage systems will remain the same.

Surface water will be dealt with by using existing main drainage from the existing points within the car park and beer garden.

We hope that as the proposed works are very minor and will have little or no effect on the existing situation that Newark and Sherwood council will accept this as a suitable flood risk assessment.

ACCESS & EGRESS.

The existing premises have access & egress from Main Street r

The route intercepts Flood Zone 3 and therefore cannot be used as safe, dry egress from the site during the 1 in 100 year flood event.

The proposed additions to the premises prove no greater threat as the topography of area and the adjacent land means this route does intercept Flood Zone 3 but would provide an improved access & egress route is available above the 1 in 100 year flood event.

INFRASTRUCTURE FAILURE

Consideration of the distance between the site and the river Cocker Beck suggests that the implications of a breach of the river would be minimal. The river is over 100m from the proposed site and therefore a breach is likely to result in a 'Danger of none' outcome using the DEFRA methodology.

As the site forms a recreational area and does not include any dwellings there is considered to be a minimal risk to human life.

MITIGATION MEASURES

The purpose of this section of the assessment is to provide information for utilisation as part of the planning application for the proposed development site. The mitigation measures outlined below may be adopted to reduce the consequences of flooding to people and property within the confines of the proposed development site.

FLOOR LEVELS & SITE LAYOUT

The Environment Agency generally requires finished floor levels to be set 600mm above the 1 in 100 year plus climate change flood level. The building within the site is not residential and will be used on an ad-hoc basis when weather conditions promote the need for outdoor facilities. Therefore there is no specific requirement for setting ground levels above a certain height. The site does have a steep gradient from the top of the car park to the main road which naturally guides any waters away from the building, with the existing surface water drainage system aiding the discharge of water and assisting in reducing any localised ponding and surface run off.

FLOOD WARNING

Even though there is no requirement to operate a flood warning service at the site due to its proposed use, we will in good faith operate a flood warning service at the premises. During extreme precipitation events however, access into the beer garden should be restricted.

ACCESS & EGRESS

Access is currently and proposed to be by footfall Main street road, which intercepts Flood Zone 3, safe dry egress may not be possible during a 1 in 100 year event, but the proposals do not increase the risk of flooding, and should in fact reduce the risk due to any rainfall will be directly routed into the existing surface water drainage system.

FLOOD RESILIANCE MEASURES

It is intended that the new pergola structure will be connected into the existing surface water drainage system, thus reducing any increase in potential flood risk.