

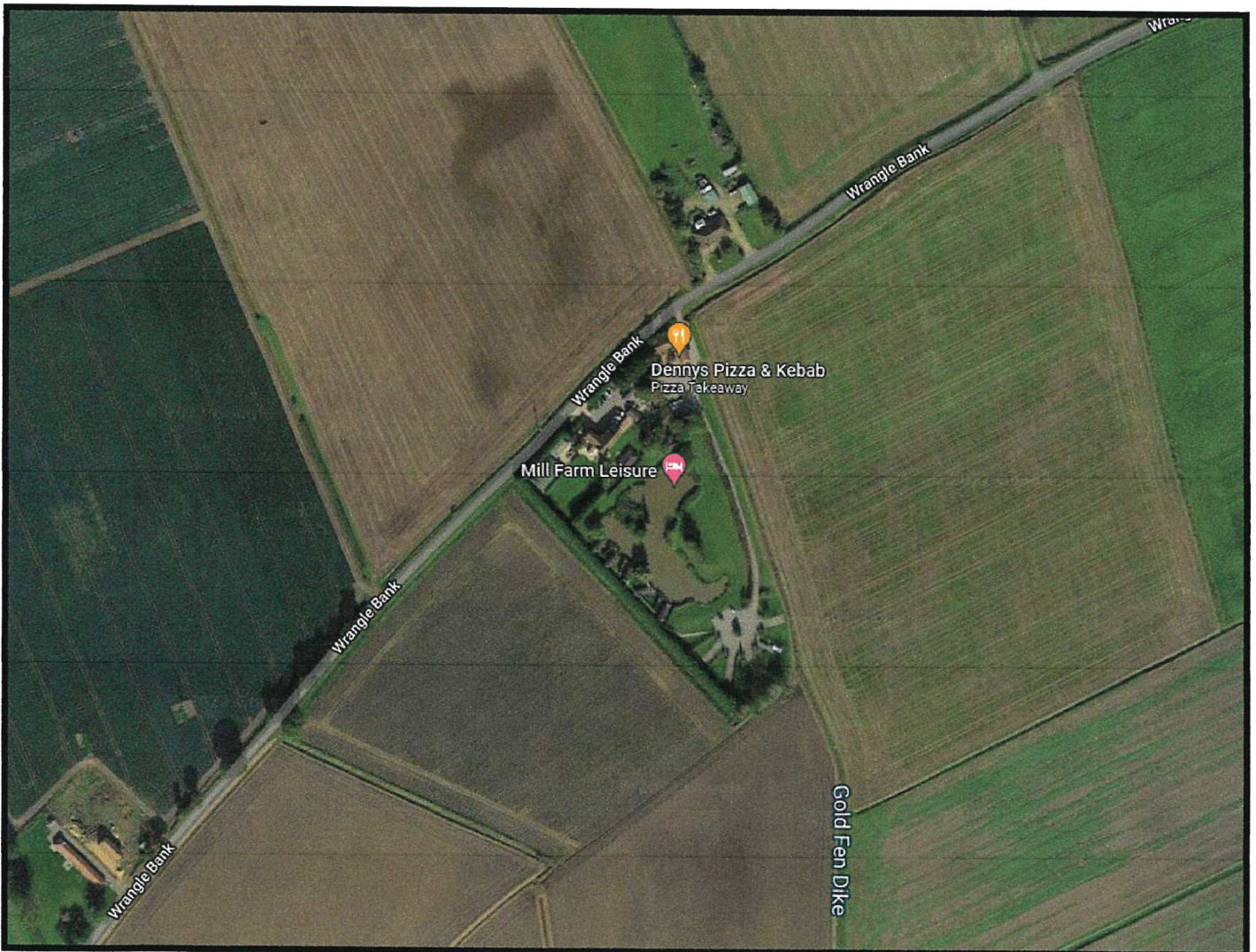
FLOOD RISK INFORMATION

On behalf of

Mr G Marston

Mill Farm
Wrangle Bank
Wrangle
Boston
Lincs
PE22 9DT

PROPOSED EXTENSION TO DWELLING TO FORM A GROUND FLOOR LIVING ANNEXE WITH A FIRST FLOOR MASTER BEDROOM TO THE MAIN DWELLING



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THE SITE

Mill Farm is the owner's private accommodation for Mill Farm Leisure which is a holiday attraction comprising of a fishing lake, holiday cottages and glamping pods. The site is located on the northern side of Wrangle Bank with Friskney to the northeast and Wrangle to the southwest and is approximately 5.3 kilometres west of the sea defences to the North Sea.

THE PROPOSAL

The proposal is to build a two storey extension to side of the main dwelling to form a ground floor linked living annexe for a member of the applicant's family with a master bedroom with walk-in wardrobe and en-suite shower room over for the use of the main dwelling.

FLOODING SOURCES

There is an existing fishing lake and well maintained open field drains in close proximity to the dwelling. There have been no issues on the site with surface water flooding to date with soakaways working efficiently. So far there has never been a need to use the lake for surface water overspill.

Rivers – The River Steeping (Wainfleet Haven) is located approximately 6.6km from the site to the northeast and approximately 7km from the site at the New Cut where it has raised banks. The river has its levels controlled by sluice gates at Gibraltar Point where its outfalls and at Wainfleet Clough.

Drainage Board Drains – The Fodder Dyke is located approximately 2.9km from the site to the north. Lade Bank is in closest proximity being located approximately 1.1km from the site to the north. The Hobhole drain is located approximately 5.5km from the site to the west. East Fen Catchwater drain is located approximately 8.1km from the site to the west.

Tidal Flooding Sources – The North Sea is located approximately 5.3km from the site to the southeast.

There is no risk of rapid inundation from any source at this site.

SITE TOPOGRAPHY

Wrangle Bank is generally a low lying area at 2.0m ODN. The site itself has insignificant variation in levels apart from minimal soil sculpting following the excavation of the lake.

FLOODING HISTORY

Widespread areas of coastline in Lincolnshire have suffered extensive tidal flooding during and after the storm surge of 1953, but since then the sea defences have been strengthened and maintained and the methods of warning and evacuation put in place and adopted.

MITIGATION

There is considerable expanse of flood plain between the site and any breach location of rivers and drains that may occur. This plain is covered with occasional buildings surrounded by gardens and open fields which together with numerous open drains and road drains would soak up considerable amounts of flood water. Given the general flatness of the area, flood water is likely to spread over a wide frontage seeking lower ground, drains and dykes first. The river sluice gates will also be deployed as necessary to discharge as much water as possible.

It is therefore likely that only shallow water of a non-life threatening depth and speed will be all that affects the site.

CONCLUSION

The property owner is already registered with the Environment Agency's automated early warning system which will give occupants early warning of flooding by telephone, mobile, fax, SMS text, email, or pager, aiming to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped. The site would be evacuated immediately if a severe flood warning is given or if instructed to do so by the emergency authorities.

Surface water from the extension will be piped into the existing surface water soakaway which has an existing overflow system into the existing fishing lake.

With the annex being for members of the family occupying the main dwelling there would be a place of refuge on the first floor of the main dwelling if the situation required it due to flooding.

There are also mitigating measures that should be taken which should include :-

- Ground floor level will be kept at the same as the ground floor level of the existing dwelling.
- Electrical services should be at a suitably elevated level and switches and socket outlets should be mounted 1 metre above ground level so as to be above any potential flood waters.
- Where new fixed kitchen units are installed these will be constructed of water resilient materials where practicable.

Flood map for planning

Your reference
MILL FARM

Location (easting/northing)
543203/354339

Created
12 Mar 2022 10:47

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



Flood map for planning

Your reference
MILL FARM

Location (easting/northing)
543203/354339

Scale
1:2500

Created
12 Mar 2022 10:34



Selected point



Flood zone 3



Flood zone 3: areas
benefitting from flood
defences



Flood zone 2



Flood zone 1



Flood defence



Main river



Flood storage area

