

FLOOD RISK ASSESSMENT

PROPOSED AGRICULTURAL STORE BUILDING
ROCKERDAM FARM, PUNCHBOWL LANE, BROTHERTOFT, BOSTON

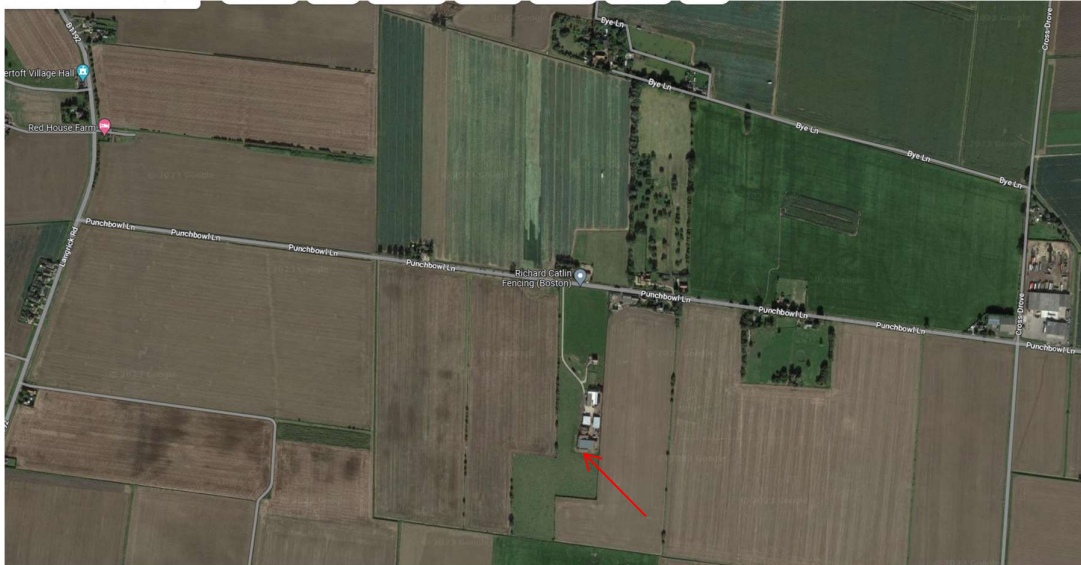
FOR MR R. CATLIN | FEBRUARY 2024

SITE LOCATION

The proposed development site can be found to the south of Punchbowl Lane, Brothertoft nr. Boston.

Rockerdam Farm, Punchbowl Lane, Brothertoft, Boston, PE20 3SB.

The site location can be found in the Google map extract below.



The site is on the southern side of Punchbowl Lane and stands within agricultural holding for which the new store building is being built.

The site is within the Black Sluice Internal Drainage Board District. As expected, the site will naturally drain through soakaway to the surrounding riparian drainage system finding its way into the IDB system.

PROPOSED DEVELOPMENT

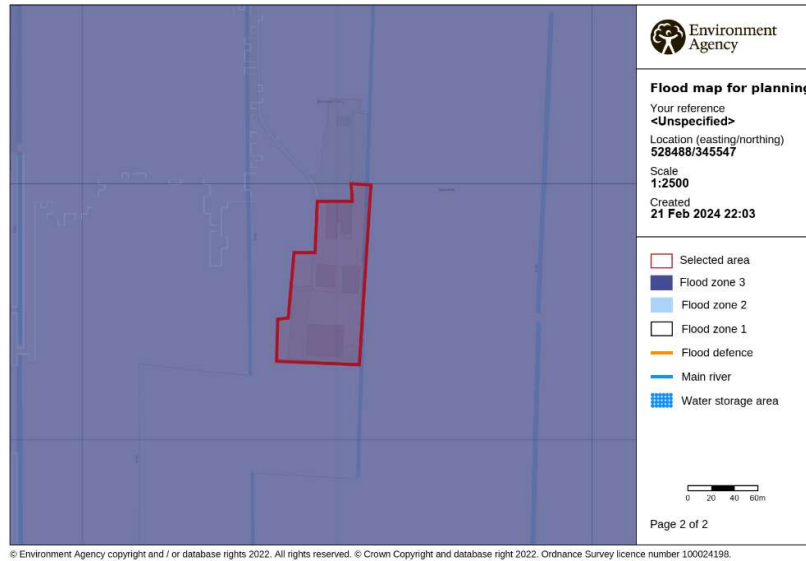
The proposed development consists of an agricultural storage shed with an area of 418.36m².

SITE GEOLOGY

As is typical in the area, the underlying strata of the site is likely to be underlain by Ampthill Clay formation. The bedrock is overlain with a superficial deposits of clay and silt.

FLOOD RISK INFORMATION

The Environment Agency Flood Map for Planning can be found below.



SURFACE WATER FLOOD RISK

Referring to the EA Long Term Flood Risk maps, the site is at “very low risk” of surface water flooding, as illustrated in the extract below. This means that the risk of flooding is less than 0.1% each year.



PROBABILTY OF FLOODING

As mentioned previously in the report, the probability of flooding is very minimal. The local drainage system to site is well maintained by Black Sluice IDB. The maintenance of watercourses and pumping stations reduce the risk of flooding further. The IDB has freeboard allowance within their drains which allows them storage in exceedance events.

CONCLUSION

The proposed building is situated within a typical farm environment.

No residential floorspace is proposed, the proposed building will be built using resilient materials and only washdown will be necessary if water in the form of flooding was to enter the building.

Furthermore, the proposed building is not thought to increase the potential flood risk of the area.

Large parts of the local area are within Flood Zone 3, this means that there are limited opportunities to undertake the proposed development at an alternative location. Furthermore, this store building is being erected to form additional storage for the current farm yard so therefore it is not practical to locate the proposal elsewhere.