

Flood Risk Assessment and Evaluation

For Arbor Club, South Street, Boston PE21 6HE.

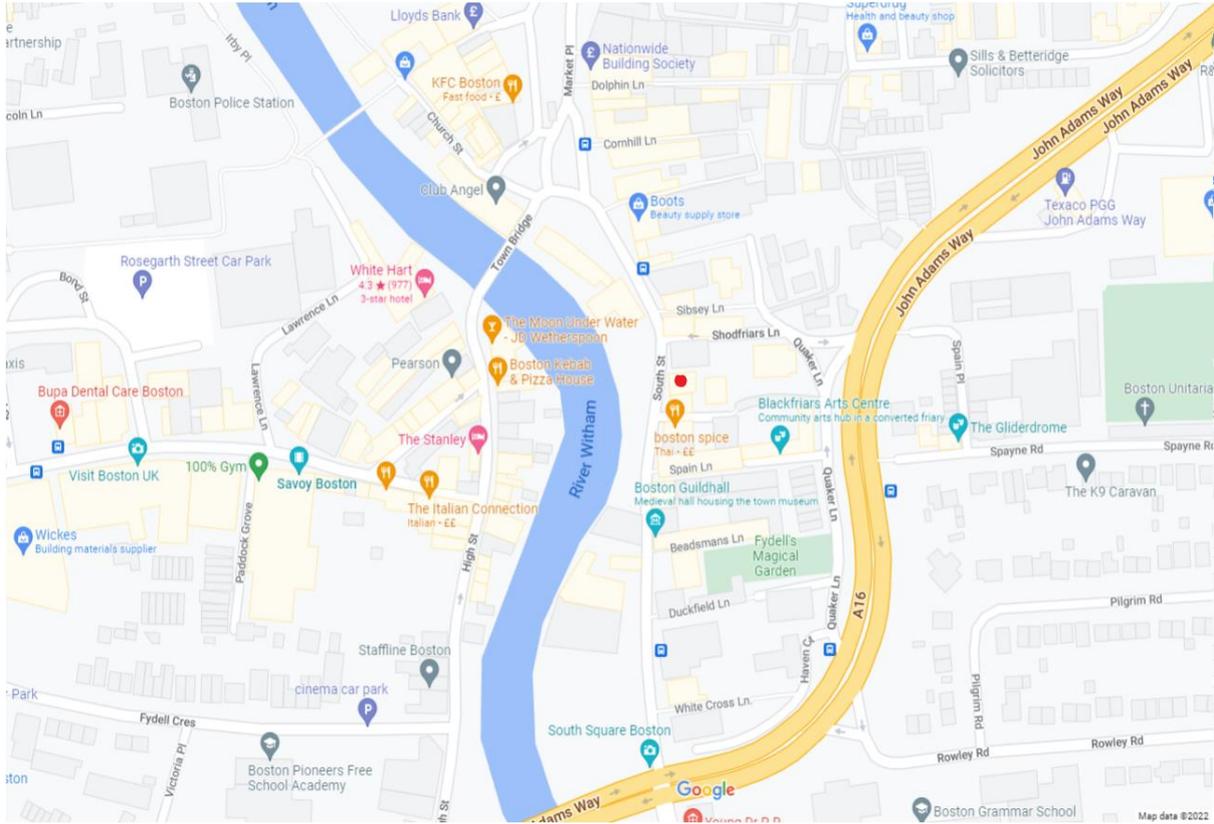
Application for a change of use from a Social / Workmen's club to a Public House at Arbor Club, South Street, Boston, Lincolnshire, PE21 6HE B/22/0129

This scheme involves change of use of the building (in red) known as Arbor Club.

Site location plan showing the proposed area of change of use (in red) at the South Street.



The Boston Strategic Flood Risk Assessment Report (SFRA) published in November 2002, intended to inform the Councils planning policies Boston Town is almost entirely in flood zone 3, from a complex pattern of tidal and fluvial flood risks, the report also identified the possibility of flooding from sewage systems. The Environment Agency flood map shows a zone 3 also. The east bank of the tidal River Witham is located 200m to the south-west of the site. The west bank of the Maud Foster drain is located 450m to the north-east. These two water courses are considered to be sources of flooding for this site. Tidal flooding occurs in Boston if the North Sea surge coincides with a high tide at levels above the exiting defences. The last such flood in December 2014 however the Conway school site did not flood and stayed entirely dry. The council has put in place tidal defences along the river to manage the risk of flooding. The towns sewage system has improved.



Map of River Witham with Arbor Club having a red dot marker.

The assessment and conclusion of the proposal and its effects

There is no increased or greater risk of flooding caused to this change of use, as no external changes to the building will occur which would be affected by flooding, other than which already exists. The property will be registered with the Environment agency's Flood line Warning Direct Service. The new flood barrier and defence measures with warning procedures will be adequate to ensure safe evacuation in good time should the need arise. The development is safe for its lifetime.