

FLOOD RISK ASSESSMENT, AIR QUALITY AND ARBORICULTURAL IMPACT ASSESSMENTS

**Planning Application for Annex Accommodation
For the Enjoyment and Ancillary to The Main Dwelling**

At

**41 Carlton Road,
Boston, PE21 8PA**

For

**Mr & Mrs Joyce (Mr J Joyce)
41 Carlton Road,
Boston, PE21 8PA**

Project Reference: LPC-252

JULY 2020

Rev -



LPC Architectural Design

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1 INTRODUCTION

- 1.1 This flood risk assessment has been prepared on behalf of the applicants and seeks to support a Planning application to form an annex accommodation in association with the dwelling known as 41 Carlton Rad, Boston, PE21 8PA
- 1.2 The application site is located within the town of Boston, Lincolnshire and has its own existing access direct from Carlton Road, an adopted Highway. The existing dwelling is a 2 storey family dwelling with amenity space to the side and rear (outlined red on the location and site plans) of approximately 0.11 Acres (564.60m²).

2 PROPOSALS

- 2.1 The proposals are full the creation of an annex accommodation with an approximately 52m² footprint for the applicant's parents, endeavouring to provide independent living spaces but close to the family as needed now and in the future.
- 2.2 The accommodation will be for the enjoyment and ancillary to the main dwelling and not a separate dwelling, all power, services, and drainage will be utilised from the main dwelling where possible.
- 2.3 See scheme drawings submitted as part of this application for further details and materials.

3 FLOOD RISK ASSESSMENT

- 3.1 The site as shown in the Environmental Agency Flood Maps as being in Flood Zone 3 an area with a high probability of flooding. See Flood Map attached with this report

The basic flood Risk Assessment Map states the following. See flood risk details attached with this report

Flood risk from rivers or the sea

Medium risk means that each year this area has a chance of flooding of between 1% and 3.3%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

Flood risk from surface water

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

- 3.2 The proposals are class as a "vulnerable developments" (Including Change if use) as such the information used to carry out this Flood risk Assessment has been taken from the Environmental Agency's basic standard advice for vulnerable developments
- 3.3 The Environment Agency advice for the type of development is:
- Single storey buildings or ground floors that do not have access to higher floors can access a space above the estimated flood level (for example higher ground nearby)
 - Occupants can leave the building if there's a flood and there's enough time for them to leave after flood warnings
- 3.4 The design of the building or development should keep water out (unless there are structural concerns) by:
- using materials with low permeability to at least 300mm
 - using flood resilient materials (for example lime plaster) and design (for example raised electrical sockets) and /or demountable defences
 - making sure there's access to all spaces to enable drying and cleaning

4.0 FLOOD PROTECTION / CONCLUSION

- 4.1 The proposal ground floor will be set at level no lower than **450mm** above the existing ground level, approximately the same level as the main dwelling floor level which is also raised above the garden area to the rear of the property.
- 4.2 The occupants of the annex will have the ability to access and evacuate the property to the first floor level of the main dwelling as refuge.
- 4.3 There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly, there are considered to be no increased risk of offsite flooding risks as a result of the development.

- 4.4 As this site is in an area that is capable of receiving flood warnings from the Environment Agency Flood Line Warning Direct system. It is recommended that the individual Property Owner contact the Environment Agency's Flood line on 0845 988 1188 to register the property to receive an advanced warning of flooding by telephone, mobile, fax, SMS text, email, or pager. The Environment Agency aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped. The site should be evacuated immediately if a severe flood warning is given or if instructed to do so by the emergency authorities
- 4.5 Surface Water from the developed will be piped into new soakaway suitable for the water run off levels with the garden of the property as shown on the scheme drawings submitted as part of this application.

5.0 AIR QUALITY ASSESSMENT

- 5.1 This statement has consulted and considered the 'East Midlands Air Quality Network (Boston Borough Council and South Holland District Council Version) Air Quality and Emission Mitigation Guidance for developers' June 2017 and the 'Department of Transport Guidance on Transport Assessment, inclusive of Appendix B'
- 5.2 'Appendix B of Guidance on Transport Assessment' shows that developments for less than 50 dwelling units is classed as not requiring an assessment.
- 5.3 The proposed development is classed as a minor development (no assessment - other than for exposure) as stated in table 2 of the 'Air quality and Emission Mitigation Guidance', as such no detailed assessment is required to be carried out for this development.
- 5.4 As result we do not consider there is any requirements or possible air pollution mitigations that is necessary to be implemented as part of this development.

6.0 ARBORICULTURAL IMPACT ASSESSMENT

- 6.1 There is one number tree and an approximate 2.4m high hedge that is within the site boundary closest to the proposed annex dwelling to which this assessment is relates to, see scheme drawings for location etc
- 6.2 The existing tree is to be retained and protected during the works, there will be minimal impact on the tree as it approximately 2.2m from the proposed annex.
- 6.3 The existing hedge that runs along the northern boundary is to be pruned and cut back as necessary in relation to the annex dwelling as shown on the scheme drawings with the existing fence extended to suit, the remaining section of hedge is to be retained.
- 6.4 Foundation depth and size to be in accordance with LABC foundation depth tables with regards any trees that may affect the foundations and approved by building control.

**See scheme drawings and information submitted along with this statement
as part of the planning application for further details.**

References

- Environmental Agency online flood maps.
- Air Quality and Emission Mitigation Guidance for developers
- Department of Transport Guidance on Transport Assessment

Flood map for planning

Your reference
LPC-252

Location (easting/northing)
532018/344229

Created
17 Jul 2020 11:35

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

This means:

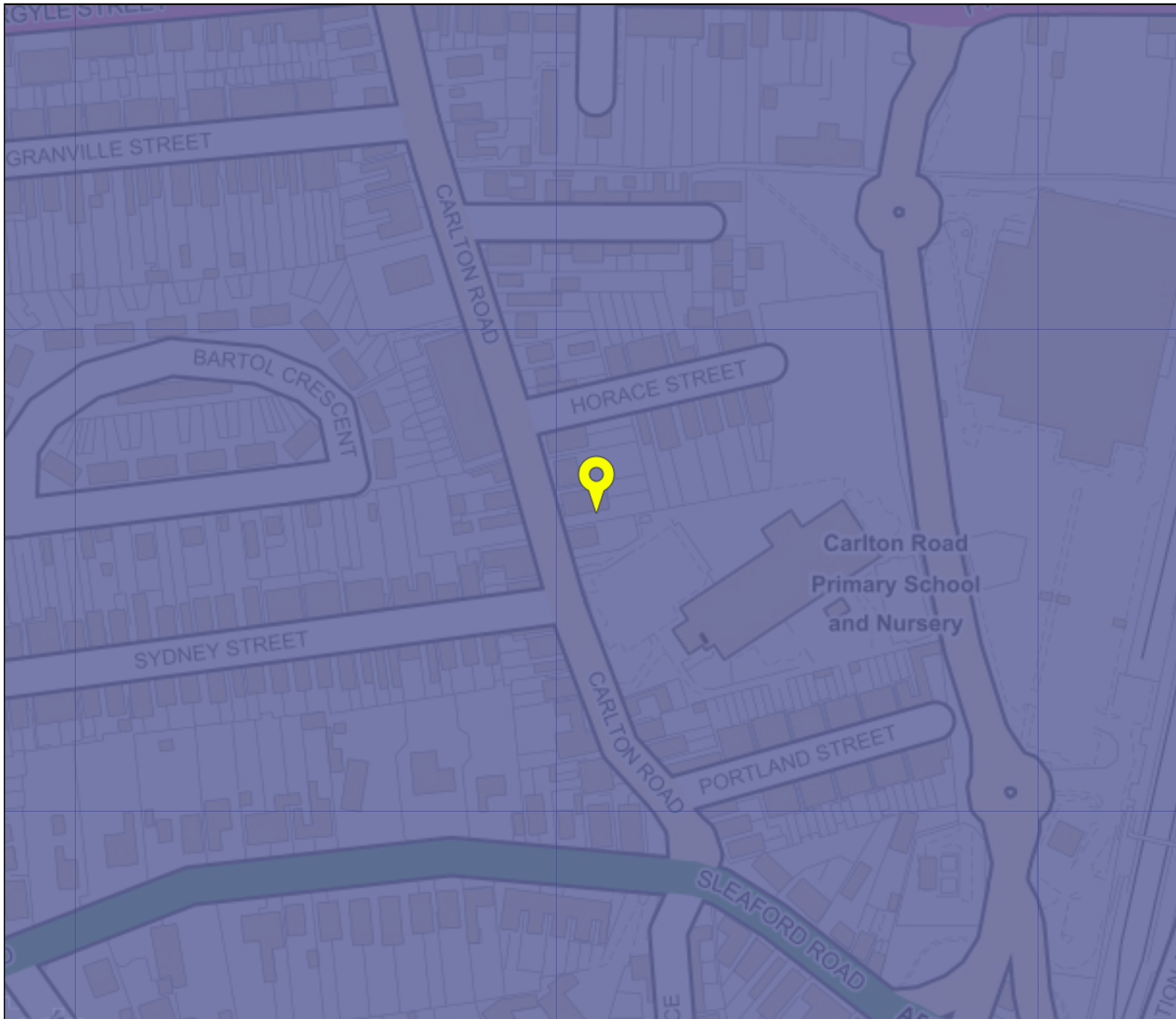
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



Flood map for planning

Your reference

LPC-252

Location (easting/northing)









532018/344229


Scale

1:2500

Created

17 Jul 2020 11:35

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area


0 20 40 60m