

## **Flood Risk Assessment**

### **Site**

The Black Bull,  
23 London Road,  
Kirtton,  
PE20 1JE.

### **Client**

Stonegate Pub Company

## **PLANNING DESCRIPTION**

This Flood Risk Assessment is a supplementary document for a planning application to provide a new entrance porch, with a grp roof covering, and the conversion of the existing barn into trade space, 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 building works to create the area's noted above. The rainwater from the porch structure will be connected into existing surface water drainage, therefore no additional points are to be created. This will therefore not improve nor make worse the current drainage system which is currently the proposed way of removing rainwater from the area.

The internal floor level is level with the external with floor gradients externally avoiding any water ingress. The premises are in a Flood Risk 3, there is no tidal risk, any flood risk comes from failure of defences around the Rivers Haven and Welland.

The existing ground levels will be retained throughout the area, ensuring that land levels, run off areas and existing drainage will not be affected by the proposed works. The very minor nature of the proposal will also not affect fluvial and tidal dangers in the area.

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 Boston Borough Council will accept this as a suitable flood risk assessment.

## **ACCESS & EGRESS.**

The existing premises have access & egress from London Road.

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 Rivers Haven and Welland suggests that the implications of a breach of the river would be minimal. The river is over 3km 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 finished floor level from the highway is on a level with the external and therefore may cause some localised issues, but the natural topology falls away from the building, naturally guiding 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 London 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 RESILIENCE MEASURES**

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

