

1464

## REPLACEMENT DWELLING, SANDY LODGE, SKINBURNESS

### FLOOD RISK ASSESSMENT

---

This application is for a replacement dwelling on a site on Ryehill Lane, Skinburness. The site directly abuts the coastal footpath and the Solway Estuary. This is tidal and the high water level sits approximate 30m beyond the garden boundary for the site.

During the planning process the Environment Agency updated their mapping as a result of this, the garden now sits within Flood Zone 2 and 3.

When considering this mapping and transposing this to the site topographic survey the Flood zone extends to within 4.5m of the dwelling at Datum 8.22m. Flood Zone 2 extends up to the boundary of the existing dwelling to an OS Datum of 8.62m.

The original dwelling is sited at OS Datum 9.27m, therefore 650mm above Flood Zone 2.

If we consider the pixelated Flood Zone 2 mapping line this does not align with the actual site levels across the site and drawn accurately this would be a straight / smooth line across the rear and front of the dwelling.

The new dwelling is to replace the existing property and the floor level will match at 9.27m and therefore above the 1 :100 year flood event and with a further 650mm free board, being fully compliant with EA guidance.

This dwelling nor it's adjacent neighbours have any knowledge of historic flooding therefore we can conclude correctly that the EA Mapping is based on predicted future events.

Whilst the site could theoretically flood from the sea and site egress routes become blocked, the property will remain above all flood waters and as a minimum no worse than the existing dwelling which it replaces. The dwelling will however be enhanced through a more robust construction and all new electrics will be raised 400mm above GFL.

The frequency of flooding is mapped on the 1 :100 year event and whilst this could occur more frequently the levels of the site are sufficient to ensure the property will not flood. As the flooding is from the sea this would also only occur in relation to a high tide and therefore the duration of flooding on the site would be minimised and safe egress would be possible via the road network.

Whilst there is acknowledged resistance to construction of new dwellings in the NPPF, this does not apply to replacement dwellings which is being considered with this application. Given the above factors and without the requirement for a full and detailed modelled FRA this proposal is acceptable and compliant with the NPPF.

Reference to Drawing 1464-08 – Flood Map / Site Plan