FLOOD RESILIENCE AND DRAINAGE ADDENDUM

Proposed Dog Grooming Outbuilding Kon Tiki, Godnow BridgeCrowle, ScunthorpeDN17 4BN

Prepared for:
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Date:
March 2026

Planning Reference: PA/2025/1498

Document Ref: FRA-ADD-01
Revision: Final
Date: March 2026

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Prepared in response to comments from the Environment Agency and Lead Local Flood Authority

1. Introduction

This Flood Resilience and Drainage Addendum has been prepared in response to comments received from the Environment Agency (EA) and the Lead Local Flood Authority (LLFA) following submission of the Flood Risk Assessment (FRA) for the proposed dog grooming outbuilding at Kon Tiki, Godnow Bridge, Crowle.

The purpose of this document is to:

- provide additional detail regarding flood resilience measures
- clarify finished floor level considerations
- confirm surface water and foul drainage arrangements
- outline the flood warning and evacuation strategy.

This document should be read alongside the previously submitted Flood Risk Assessment.

2. Development Description

The proposal relates to the erection of a small timber outbuilding within the residential curtilage of Kon Tiki to accommodate a home-based dog grooming business.

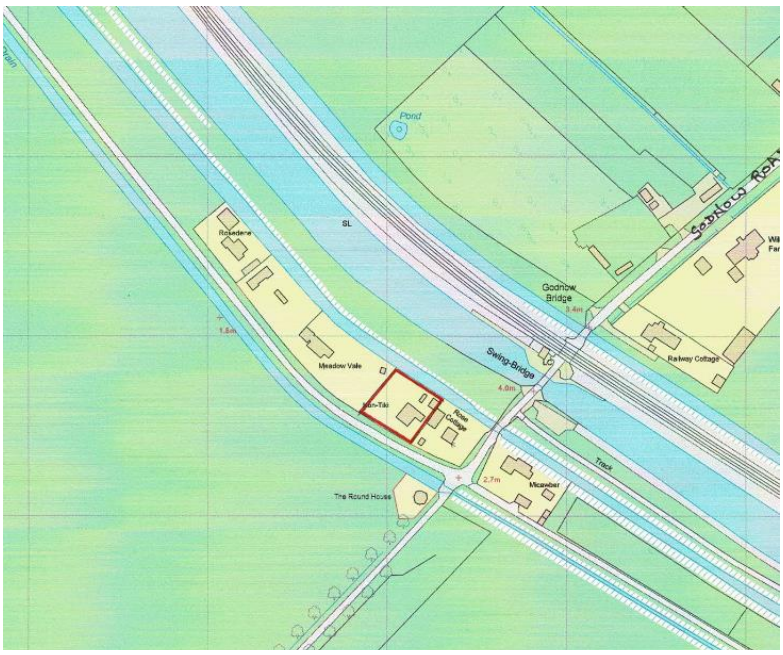
The building will:

- operate on an appointment-only basis
- accommodate one client at a time
- operate during restricted daytime hours
- remain unoccupied outside business hours.

The use is ancillary to the existing dwelling and will not introduce additional residential occupation within the floodplain.

In accordance with the Flood Risk Vulnerability Classification (NPPF Annex 3) the proposed use is considered Less Vulnerable Development.

Figure 1 – Site Location



3. Flood Risk Context

The site lies within Flood Zone 3 and within the Isle of Axholme flood risk area, where flood risk is managed through a network of drainage channels, pumping stations and flood defences associated with the River Trent and River Torne.

The Critical Flood Level (CFL) for the Isle of Axholme is identified as 3.8 metres Above Ordnance Datum (AOD).

Given the modest scale of the proposed outbuilding and its relationship with the existing dwelling, achieving finished floor levels above the CFL would require alterations to site levels that would not be proportionate for a small ancillary structure.

It is therefore not considered practicable for the proposed building to achieve finished floor levels above the CFL.

In such circumstances, national guidance supports the use of flood resilient construction techniques together with an appropriate flood warning and evacuation procedure to manage residual risk.

This approach is consistent with:

- Planning Practice Guidance – Flood Risk and Coastal Change
- North and North-East Lincolnshire Strategic Flood Risk Assessment
- Appendix C Flood Risk Advice Matrix.

The Advice Matrix indicates that where raising finished floor levels above the Critical Flood Level is not practicable for less vulnerable development, flood resilience measures and evacuation procedures represent an appropriate mitigation strategy.

It is also noted that development in the immediate vicinity has been approved under the same flood risk policy context with finished floor levels set relative to existing ground levels. For example, planning permission PA/2023/1367 approved nearby development with finished floor levels set 300mm above existing ground level, reflecting the approach typically adopted for minor development within this area.

4. Flood Resilient Construction

The proposed building will incorporate Property Flood Resilience (PFR) measures in accordance with:

- BS 85500 – Flood Resistant and Resilient Construction
- CIRIA Code of Practice for Property Flood Resilience
- Government Guidance on Flood Resilient Construction.

Key measures include the following.

Finished Floor Level

The building will be constructed with a finished floor level approximately 300mm above surrounding ground level, providing modest freeboard against shallow surface water flooding.

Electrical Installations

Electrical installations will comply with Building Regulations Approved Document P and BS 7671 (IET Wiring Regulations).

Flood resilience measures will include:

- electrical sockets installed not less than 900mm above finished floor level
- consumer unit installed not less than 1.2m above finished floor level
- wiring routed through upper wall cavities or ceiling voids
- provision of an easily accessible electrical isolation switch.

Building Materials

Materials will be selected to withstand periodic wetting and facilitate rapid recovery following flood events. These include:

- water-resistant internal wall linings
- treated timber structural elements
- waterproof or vinyl floor finishes
- closed-cell insulation where required.

Fixtures and Equipment

Fixtures will be arranged to minimise potential flood damage:

• grooming equipment installed as removable units
• storage units raised at least 150mm above floor level
• use of non-absorbent internal surfaces.

External Measures

Additional resilience measures include:

• durable external cladding
• sealed service entry points
• door thresholds incorporating a minimum 50–75mm upstand where practicable.

These measures ensure that the building can be cleaned, dried and returned to operation quickly following any flood event.

5. Surface Water Drainage

The proposed outbuilding represents a very small increase in impermeable surface area.

Surface water will be managed through:

• permeable gravel or permeable paving around the building
• natural infiltration into surrounding ground.

Given the limited footprint of the development, the proposal will have negligible impact on surface water runoff and will not increase flood risk elsewhere.

6. Foul and Grey Water Drainage

Wastewater from the dog grooming operation will connect to the existing septic tank system serving the dwelling.

The additional flows generated by the grooming operation are expected to be minimal and comparable to typical domestic washing activities.

To prevent blockages:

• hair and fur traps will be installed within the drainage system.

The septic tank is regularly maintained and has sufficient capacity to accommodate the small additional flows associated with the proposed use.

7. Flood Warning and Evacuation Strategy

Environment Agency standing advice indicates that developments within Flood Zone 3 should incorporate either:

• a safe place of refuge, or
• an appropriate flood warning and evacuation plan.

As the proposed outbuilding is single-storey, provision of an internal refuge is not feasible. Flood risk will therefore be managed through a flood warning and evacuation procedure.

The site falls within an Environment Agency Flood Warning Area and the occupants will register with the Floodline Warning Direct service.

In the event of a flood warning:

1. grooming activities will cease immediately
2. clients will leave the premises
3. animals will be safely removed from the building
4. electrical supply will be isolated where appropriate.

The building operates in association with the existing dwelling and therefore occupants have:

• immediate access to the dwelling
• access to vehicles on site
• direct access to Godnow Road.

Given the temporary daytime use and low occupancy, the development can be safely evacuated well in advance of any flood event.

8. Conclusion

The proposed development represents a minor ancillary outbuilding associated with an existing dwelling.

Although finished floor levels cannot practicably be raised above the Isle of Axholme Critical Flood Level, the development incorporates a comprehensive range of flood resilience measures and evacuation procedures.

The proposal therefore:

• represents less vulnerable development
• incorporates appropriate flood resilience measures
• provides a proportionate flood warning and evacuation strategy
• will not increase flood risk elsewhere.

The development can therefore be considered safe for its intended lifetime in accordance with:

• National Planning Policy Framework
• Planning Practice Guidance
• Environment Agency Standing Advice
• North and North-East Lincolnshire Strategic Flood Risk Assessment.