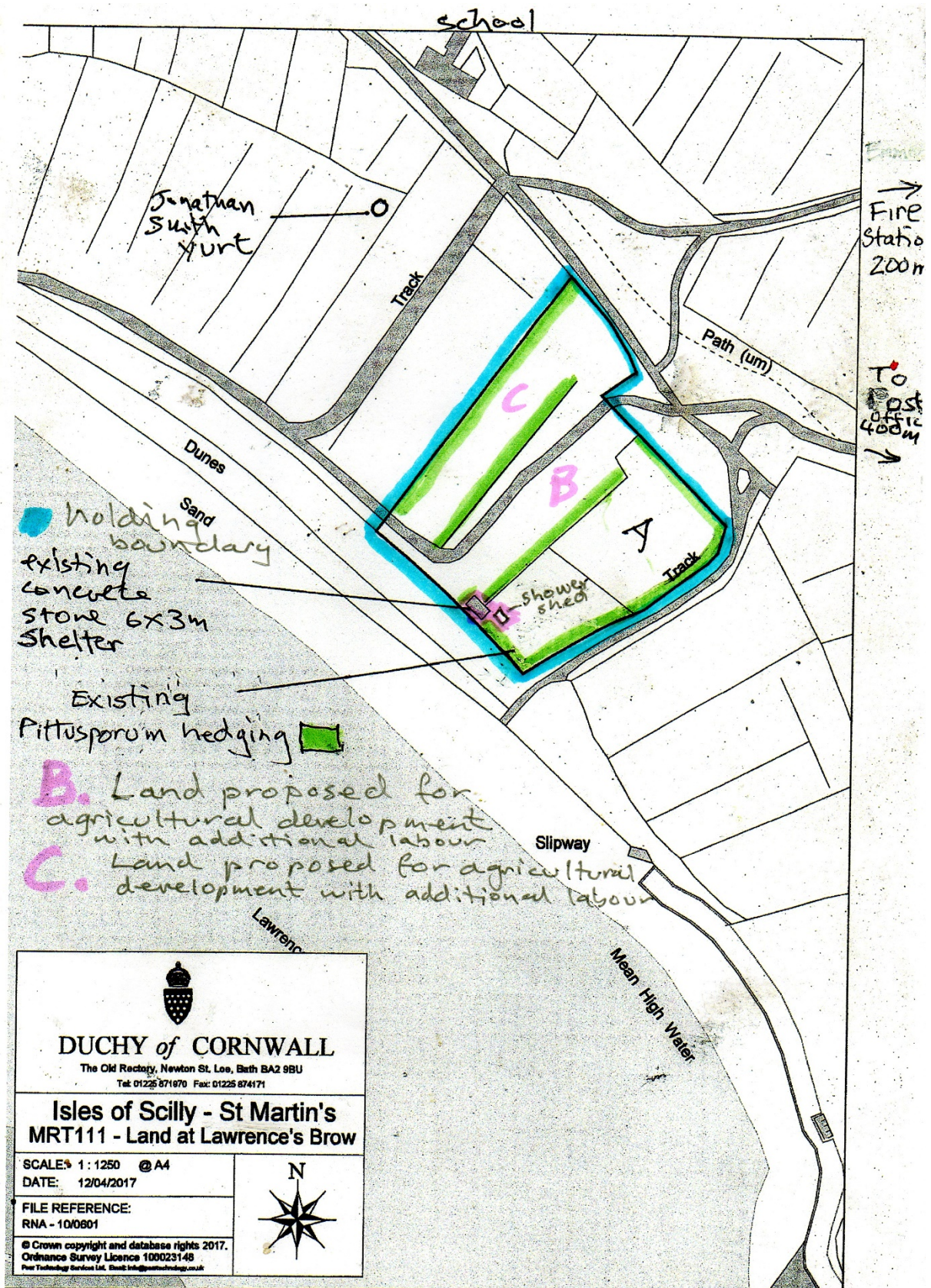


RECEIVED

By Lisa Walton at 12:09 pm, Jul 29, 2021

BARN AT LAWRENCE'S BROW, ST MARTINS

FLOOD RISK ASSESMENT



LOCATION

The concrete shuttered barn and adjacent shower shed are marked in red on the plan.

The agricultural holding on which they are situated are in Highertown, St Martins, it is situated on the South side of St Martins. It has many access routes for both vehicles and pedestrian access.

The land is soil/blown sand.

The concrete shuttered building was erected in 1937 (84 years ago) and is used presently as a workshop, store, and place of study.

It is 8m above AOD

Given an extreme event, there is ample access for evacuation on all sides of the site, including three main tracks, to higher ground, if ever needed. The emergency station is 200m to the North.

FLOOD HISTORY

There is no flood history within this site, or neighbouring land, in living memory

TIDAL FLOOD RISK

It is protected from Lawrence's beach by a dune embankment, approximately 4m in height and 25m wide. Despite considerable storm surges, coupled with high Spring tides, the width of this dune has not diminished in 30 years, the prevailing SW winds constantly replenish the dune and Marran grass, this has added to its gradual expansion over this period of time.

It is not expected to be breached by the ingress of seawater within the next 100 years.

OVERLAND FLOW/FLUVIAL FLOOD RISK

The land either side of the site is of similar level and similar material. Very free draining soil.

There are no planned, or proposed developments, on nearby land, which would increase the risk of flooding.

There are no water courses on this South side of St Martins, and no sewage outfalls which could flood the site. Water from two domestic sinks on the site, go to underground gravel soakaways.

There is one small pond (4m x 2m) to the north of the site, originally dug as a cattle drinking pond, this has never overflowed in 30 years, it has now been planted with ten native trees, and is now usually completely dry, every Spring and Summer. This pond is not considered to be a meaningful risk to the site.

There is a written, and visual, site evacuation plan, for any extreme flooding events, contained within the written information inside the building, which also contains, solar management, water management and waste and recycling practices, which are particular to this independent, off grid, low impact development.