

FLOOD RISK ASSESSMENT



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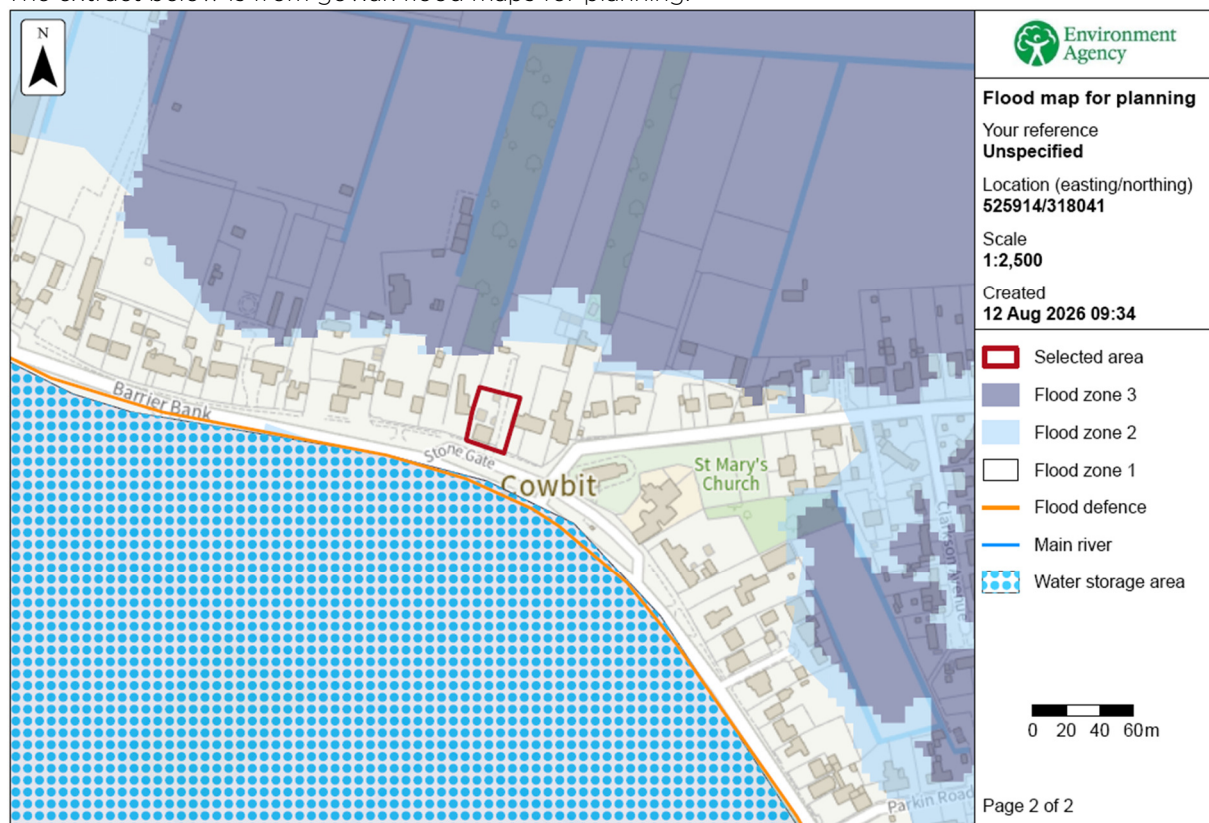
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Job No. 114b
Client: Scenic Homes Ltd
Date: August 2026
Location: 110 Barrier Bank, Cowbit, Spalding Lincolnshire, PE12 6AQ

Description: Erection of a replacement dwelling

The Environment Agency mapping indicates the site is in flood zone 1, an area with a low probability of flooding.

The extract below is from gov.uk flood maps for planning.



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The site lies within Flood Zone 1, which represents the lowest probability of fluvial or tidal flooding, with an annual risk of less than 0.1%. National planning guidance confirms that development in Flood Zone 1 is appropriate for all vulnerability classifications, subject to standard drainage considerations.

There are no recorded risks from rivers or the sea, and the site is not within an area

of critical drainage problems. Surface water will be managed through appropriate site layout and Sustainable Urban Drainage Systems.

As the existing dwelling is within an established settlement area it is appropriate that the proposed finish floor level is equal (or near equal) to the existing. The boundary ground levels would remain as existing, with general site levels designed by a civil engineer to coordinate with the landscaping of the adjacent development. The siting, landscaping and nature of the proposal would not increase the potential for surface water to drain onto the highway, nor give rise to detrimental surface water flooding elsewhere or onto neighbouring properties.