DATE
19.05.2025

PROJECT NUMBER
1113

PROJECT NAME
Green Leys

SITE ADDRESS
Green Leys 23A
Thorney Road
Crowland
PE6 0AL

FLOOD RISK ASSESSMENT

Site Address: Green Leys 23A Thorney Road Crowland PE6 0AL
Proposal: Single-storey side extension to existing residential property
Prepared for: Planning submission to South Holland District Council
Date: 19 May 2025

1. SITE LOCATION AND DESCRIPTION

The property is situated in Crowland, Lincolnshire, a town characterised by its proximity to the River Welland and the surrounding fenland. The existing dwelling is a detached residential building with off-street parking and a rear garden. The proposed development involves a modest single-storey extension at the side, intended to enhance living space without altering the property's footprint significantly.

2. FLOOD ZONE CLASSIFICATION

According to the Environment Agency's Flood Map for Planning, the site falls within Flood Zone 2, indicating a medium probability of flooding. This classification implies:

- Annual probability of river flooding: Between 1% and 0.1% (1 in 100 to 1 in 1,000 chance)
- Annual probability of sea flooding: Between 0.5% and 0.1% (1 in 200 to 1 in 1,000 chance)

3. SOURCES OF FLOOD RISK

- Fluvial (River) Flooding: The primary risk arises from the nearby River Welland. However, current river levels are within normal ranges, with no recent alerts issued .
- Surface Water Flooding: The area may experience surface water accumulation during intense rainfall events, but there are no specific alerts for the site.
- Groundwater and Reservoir Flooding: There is no significant risk from groundwater or reservoirs at this location .

4. SEQUENTIAL AND EXCEPTION TESTS

- Sequential Test: Given that the development is a minor extension to an existing dwelling, the Sequential Test is not required.
- Exception Test: Not applicable, as the development does not fall under the categories necessitating this assessment.

5. FLOOD RISK MITIGATION MEASURES

To minimize potential flood impacts:

- Finished Floor Levels: The extension's floor level will match or exceed the existing property's floor level, ensuring consistency and reducing flood ingress risk.
- Flood-Resilient Construction: Materials and construction methods will be selected to withstand potential flooding, including the use of water-resistant materials and sealants.
- Surface Water Management: The design will incorporate permeable surfaces and adequate drainage to manage surface water runoff effectively.
- Emergency Planning: Residents will be encouraged to sign up for flood warnings and have a flood response plan in place.

6. CONCLUSION

While the site is within Flood Zone 2, the proposed development is minor and incorporates appropriate mitigation measures. The risk to the property and its occupants is considered manageable, and the development aligns with national and local planning policies regarding flood risk.