

Proposed Detached Single Storey Dwelling
Land off Hereward Way Crowland (Rear of No.75 South Street)
for Mrs K. Hutson

FLOOD RISK ASSESSMENT

The extant planning consent for a detached dwelling on this site (H02-0032-25) was granted 16th April 2025 and was supported by a Flood Risk Assessment which identified the application site to be located in an area of low risk.

This current planning application is confined to a redesign of the single dwelling approved for the site with no material alteration to site area or levels therefore the assessment of potential flood risk remains appropriate

Environment Agency Mapping

The application site is located within Flood Zone 1 of the Environment Agency Map as identified below

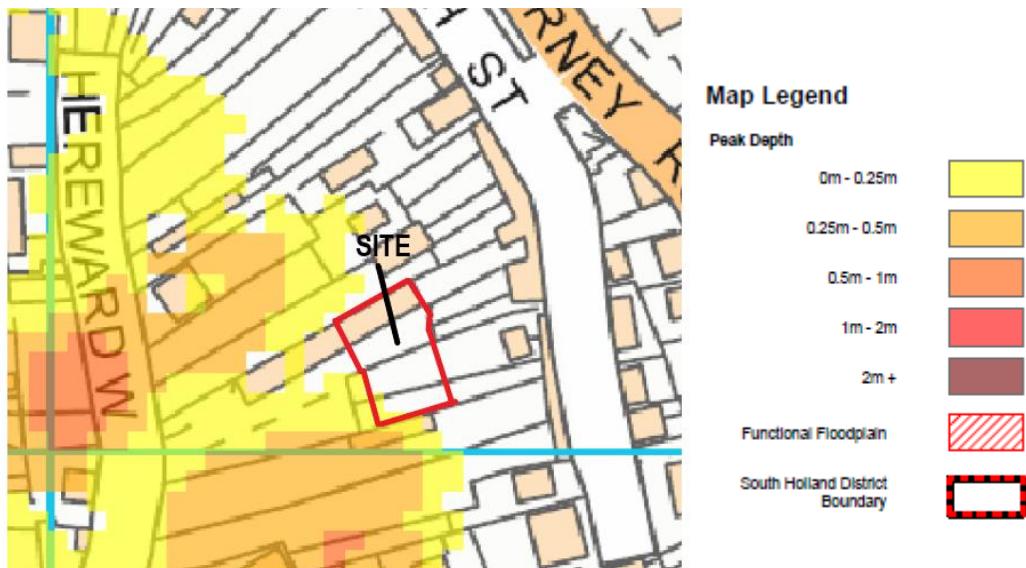


Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.

The site is therefore located within an area of Crowland deemed preferable for any new development in terms of flood risk

SE Lincs Strategic Flood Risk Mapping

Reference to the South East Lincs Strategic Flood Risk Assessment indicates that the site is located in an area of Low Hazard



Extract from South East Lincs Strategic Flood Risk Assessment (March 2017)

Whilst the site is located within the unshaded area it is proposed to place the finished floor level of the new dwelling at 200mm above existing ground level. This would be consistent with the extant permission H02-0032-25.

The North Level District IDB had no objections to the extant scheme for this site subject to satisfactory disposal of surface water. Given that there will be betterment to the amount of permeable area as a result of the development it is not considered that the dwelling or the surrounding neighbouring land.

Flood Risk Conclusion

The proposed site is in an area of very low risk from flooding. The finished floor level of the dwelling will be placed above predicted 1 in 1000 year flood levels in 2115, which places the finished floor level at 3.30mAOD.

It would be advisable to incorporate flood resilient measures to the construction up to a height of 300mm above finished floor level of the dwelling to facilitate refurbishment in the unlikely event of flooding. It is recommended that the future owner / occupier of the dwelling register with the Environment Agency Floodline Warnings Service. All roof water from the proposed dwelling should be discharged to suitably located and sized proprietary soakaways within the site with capacity based upon percolation testing in accordance with BRE Digest 365 and relevant Building Regulations.