

## **FLOOD RISK ASSESSMENT**

### **PROPOSED GROUND FLOOR EXTENSION AT :**

11, COUNTER DRAIN DROVE,  
TONGUE END,  
SPALDING,  
PE11 3JJ

This flood risk assessment has been prepared solely to support the planning application for a proposed extension at 11 Counter Drain Drove, Tongue End, Spalding, PE11 3JJ.

The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any other purposes other than for which it was originally commissioned.

### **Introduction**

A planning application is due to be submitted to South Holland District Council for permission to construct a rear extension at 11 Counter Drain Drove, Tongue End, Spalding, PE11 3JJ.

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. These maps do not take into account existing flood defences.

The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board district.

## Flood map for planning

|                |                             |                        |
|----------------|-----------------------------|------------------------|
| Your reference | Location (easting/northing) | Created                |
| Unspecified    | 517008/319444               | 26 November 2025 14:11 |

Your selected location is in flood zone 3, an area with a high probability of flooding.

### This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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**Table 1: Flood Zones**

| Flood Zone                | Definition   |
|---------------------------|--|
| Zone 1 Low Probability    | Land having a less than 0.1% annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map for Planning – all land outside Zones 2, 3a and 3b)                               |
| Zone 2 Medium Probability | Land having between a 1% and 0.1% annual probability of river flooding; or land having between a 0.5% and 0.1% annual probability of sea flooding. (Land shown in light blue on the Flood Map) |
| Zone 3a High Probability  | Land having a 1% or greater annual probability of river flooding; or Land having a 0.5% or greater annual probability of sea. (Land shown in dark blue on the Flood Map)                       |

**Flood Zone      Definition**

Zone 3b The Functional Floodplain      This zone comprises land where water from rivers or the sea has to flow or be stored in times of flood. The identification of functional floodplain should take account of local circumstances and not be defined solely on rigid probability parameters. Functional floodplain will normally comprise:

- land having a 3.3% or greater annual probability of flooding, with any existing flood risk management infrastructure operating effectively; or
- land that is designed to flood (such as a flood attenuation scheme), even if it would only flood in more extreme events (such as 0.1% annual probability of flooding).

Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map)

Note: The Flood Zones shown on the Environment Agency’s Flood Map for Planning (Rivers and Sea) do not take account of the possible impacts of climate change and consequent changes in the future probability of flooding.

**Application Site**

Applying the flood risk vulnerability classification in Table 2 of the Guidance, an extension to an existing dwelling can be classified as “more vulnerable”.

| Flood Zones | Flood Risk Vulnerability Classification |                         |                         |                 |                  |
|-------------|---|-------------------------|-------------------------|-----------------|------------------|
|             | Essential infrastructure                | Highly vulnerable       | More vulnerable         | Less vulnerable | Water compatible |
| Zone 1      | ✓                                       | ✓                       | ✓                       | ✓               | ✓                |
| Zone 2      | ✓                                       | Exception Test required | ✓                       | ✓               | ✓                |
| Zone 3a †   | Exception Test required †               | X                       | Exception Test required | ✓               | ✓                |
| Zone 3b *   | Exception Test required *               | X                       | X                       | X               | ✓*               |

The above table states that to be satisfactory the sequential and exception test should be applied to the development. However the guidelines state that these tests **do not need to be applied to a development of an extension to an existing dwelling.**

### **South East Lincolnshire Planning Website**

Part of the map in the South East Lincolnshire SFRA which shows the predicted residual peak depths in 2115 for the 0.5% (1 in 200 year) tidal or the 1% (1 in 100 year) fluvial event probability is shown and predicts 0 – 250mm depth of flooding in this area of Tongue End.

### **Welland and Deepings IDB**

The Welland and Deepings IDB maintain the Counter Drain on the north side of Counter Drain Drove and a piped drain on the south side of the road.

### **Conclusions and Recommendations**

The predicted flood depth from the rivers and the sea in a 1 in 100 year fluvial or a 1 in 200 year tidal event in 2115 is a maximum of 250mm.

The flood risk from the Welland and Deepings IDB drainage system and from surface water is adequately mitigated.

The floor level of the proposed extension should be the same level as the floor level of the existing building.

The owner of the property should register with the Environment Agency's Floodline Warnings Direct Service to receive automatic telephone flood warnings.

## Householder and other minor extensions in Flood Zones 2 and 3

Applications for planning permission should be accompanied by a completed form. An electronic version can be submitted by 'printing' it to a PDF writer.

**This guidance is for domestic extensions and non-domestic extensions where the additional footprint created by the development does not exceed 250 sq. metres. It should NOT be applied if an additional dwelling is being created, e.g. a self contained annex.**

We recommend that:

### Planning Authorities:

- 1) Refer the applicant to the standing advice pages on the Environment Agency website or provide them with a copy of this page for them to include as part of the planning application submission.
- 2) Check the planning application to ensure that one or other of the mitigation measures from the table below has been incorporated.

### Applicants:

Complete the table below and include it with the planning application submission. The table, together with the supporting evidence, will form the Flood Risk Assessment (FRA) and will act as an assurance to the Local Planning Authority (LPA) that flood risk issues have been adequately addressed.

| Applicant to choose one or other of the flood mitigation measures below  | Applicant to provide the LPA with the supporting information detailed below as part of their FRA   | Applicant to indicate their choice in the box below. Enter 'yes' or 'no' |
|--|--|--|
| Either ;<br><br>Floor levels within the proposed development will be set no lower than existing levels AND, flood proofing of the proposed development has been incorporated where appropriate.  | Details of any flood proofing / resilience and resistance techniques, to be included in accordance with 'Improving the flood performance of new buildings' CLG (2007)                      | Yes  |
| Or;<br><br>Floor levels within the extension will be set 300mm above the known or modelled 1 in 100 annual probability river flood (1%) or 1 in 200 annual probability sea flood (0.5%) in any year. This flood level is the extent of the Flood Zones | This must be demonstrated by a plan that shows finished floor levels relative to the known or modelled flood level. All levels should be stated in relation to Ordnance Datum <sup>1</sup> | Yes  |

## Subterranean/basement extensions

Due to the risk of rapid inundation by floodwater basements should be avoided in areas at risk of flooding. The LPA may hold additional guidance for basement extensions.

Self-contained basement dwellings are 'highly vulnerable' development and should not be permitted in Flood Zone 3. We are fundamentally opposed to these developments.

Continued...

<sup>1</sup> Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.

### **Cumulative impact of minor extensions and the removal of Permitted Development rights.**

PPS25 paragraph D16 highlights the potential for the cumulative impact of minor extensions to have a significant effect on flood risk. Where local knowledge (Strategic Flood Risk Assessment held by the LPA/information provided by the parish council) suggests this is the case the guidance contained in FRA guidance note 2 should be applied. FRA guidance note 2 can also be applied where permitted development rights have been removed for flood risk reasons. The Environment Agency does not usually comment on minor development in this category.

### **Permeable paving and changes to permitted development rights for householders**

On the 1<sup>st</sup> October 2008 the General Permitted Development Order (GPDO) in England was amended by the Government (Statutory Instrument 2008 No. 2362).

One of the changes introduced by the GPDO amendment is the removal of permitted development rights for householders wishing to install hard surfacing in front gardens which exceeds 5sq. metres (i.e. 1m x 5 m) without making provision to ensure permeability. This means that use of traditional materials, such as impermeable concrete, where there is no facility in place to ensure permeability, requires an application for planning permission.

In order to help and advise householders of the options for achieving permeability and meeting the condition for permitted development status the Department for Communities and Local Government (CLG) has produced guidance on permeable paving which can be found on the following link <http://www.communities.gov.uk/publications/planningandbuilding/pavingfrontgardens>

The Environment Agency support this change to the GPDO as it is in line with the recommendations of the Pitt Report regarding the need to better tackle the impact of surface water flooding. However, Local Planning Authorities should determine these applications in accordance with the CLG guidance **without** consulting the Environment Agency.

**End of comment**