

FLOOD RISK ASSESSMENT



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Job No. 126
Client: Mr S Bell
Date: April 2026
Location: 3 Lindum Way, Donington, Lincolnshire PE11 4TX

Reference/Description: Two storey side extension.

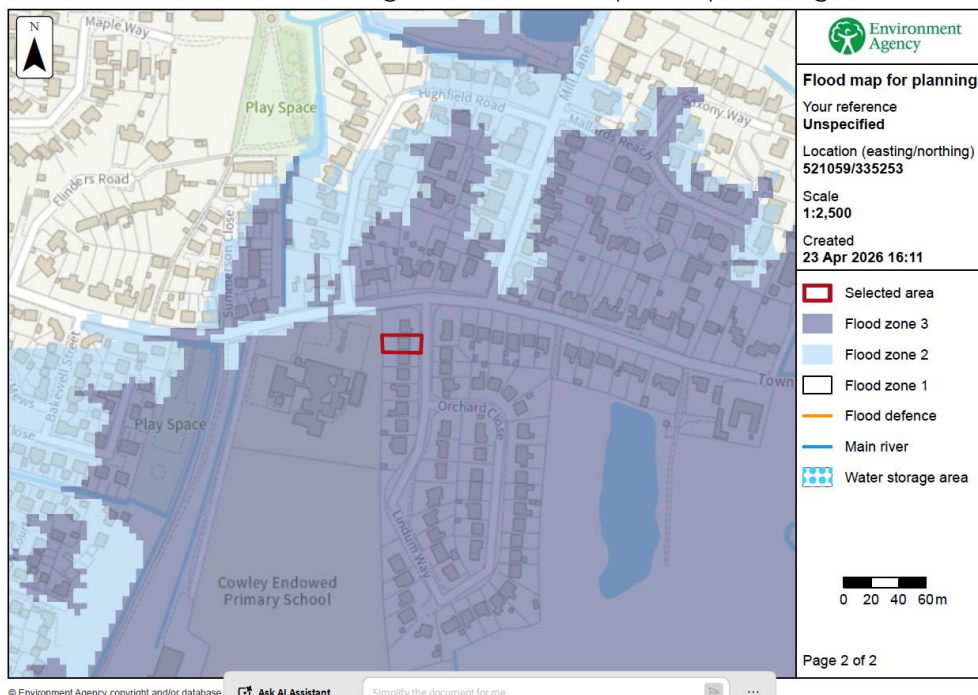
A two-storey domestic extension in Flood Zone 3 requires a concise FRA that follows the Environment Agency's *standing advice for minor extensions* (i.e., under 250 m²). The key requirement is to confirm flood zone, choose one of the two permitted floor-level mitigation options, and demonstrate basic resilience and drainage measures.

1. Site Location and Flood Zone Classification

The site lies within Flood Zone 3, as defined by the Environment Agency Flood Map for Planning. Flood Zone 3 represents a high probability of fluvial or tidal flooding. Minor extensions in Flood Zone 3 must follow the Environment Agency's standing advice for household extensions.

No part of the proposal involves a new dwelling or basement accommodation.

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



2. Flood Risk from All Sources

- Fluvial/tidal flooding: The site is within Flood Zone 3 and may be affected during a 1% (1 in 100) annual probability river flood or 0.5% (1 in 200) tidal flood.
- Surface water: Standing advice requires ensuring the extension does not increase runoff or redirect flows onto neighbouring land.
- Groundwater/sewer/reservoir: No known historic issues, but resilience measures are included as a precaution.

4. Mitigation Measures (Standing Advice Compliance)

Standing advice requires applicants to choose one of two permitted mitigation approaches.

Chosen Option: Floor Levels No Lower Than Existing + Flood-Resilient Construction

- Finished floor levels of the extension will be set no lower than the existing dwelling.
- Flood-resilient/resistant construction will be incorporated, including:
 - Water-resistant wall and floor materials.
 - Raised electrical sockets (≥ 400 mm above floor level).
 - Water-resistant insulation and plasterboard.
 - Protected or raised services and appliances.
 - Use of materials compliant with *Improving the Flood Performance of New Buildings (CLG 2007)*.

(Alternative Option: Setting floors 300 mm above the 1%/0.5% modelled flood level—requires site-specific level data.)

5. Surface Water and Drainage Management

- Roof water will discharge to existing downpipes or permeable areas.
- No increase in uncontrolled runoff.
- Any new hardstanding will be permeable or drained to SuDS-appropriate features.

6. Residual Risk and Safety

- A safe refuge is available at first-floor level.
- No increase in flood risk to neighbouring land.

7. Conclusion

The proposed two-storey extension complies with Environment Agency standing advice for minor extensions in Flood Zone 3. Floor levels, resilience measures, and drainage controls ensure the development will be safe for its lifetime and will not increase flood risk elsewhere.

The applicant/occupier of the dwelling is aware of the risk of flooding. The Environment Agency operates a flood warning system for areas at risk of flooding to enable householders, businesses, and landowners to protect life or take actions

to manage the effect of flooding. The occupier of the dwelling should register to receive flood warnings.

The local drainage network, managed by the South Holland IDB, is extensive. The IDB aims to maintain a general standard of flood protection for its district through the upkeep of pumping stations, associated structures, and channel systems, supported by a routine maintenance program. The current maintenance standards of both the South Holland IDB and the Environment Agency are commendably high.

The risk of flooding due to blockages in the South Holland IDB drainage system is low, given the IDB's effective maintenance standards. However, a failure of a sluice could elevate the risk in the catchment. Through its operational and maintenance activities, the Board strives to provide flood protection to agricultural lands and developed areas for events occurring once in 20 years and once in 100 years, respectively. The South Holland IDB main drains include a freeboard that lowers the risk during exceedance events by providing additional storage capacity.

The site benefits from further flood defences, with tidal defences and embankments along the Wash and rivers offering protection meaning the residual flood hazard is low, with no flooding predicted in 1% fluvial or 0.5% tidal events in 2115. Second-line defences and various informal banks reduce the flood risk further.

The site is not at risk during a breach of the tidal defences during the 0.1% annual probability (1 in 100 chance each year) event in 2115.

If defences were breached, the proposal would not cause or heighten risk to health or life.