PROPOSED GROUND AND FIRST FLOOR EXTENSION AT 46 MALTING LANE DONINGTON, PE11 4XA.

FLOOD RISK ASSESSMENT



View of 46 Malting Lane

S M Hemmings B Sc C Eng MICE MIWEM,
13 Lea Gardens,
Peterborough,
PE3 6BY

This flood risk assessment has been prepared solely to support the planning application for the proposed extension at 46 Malting Lane, Donington. 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

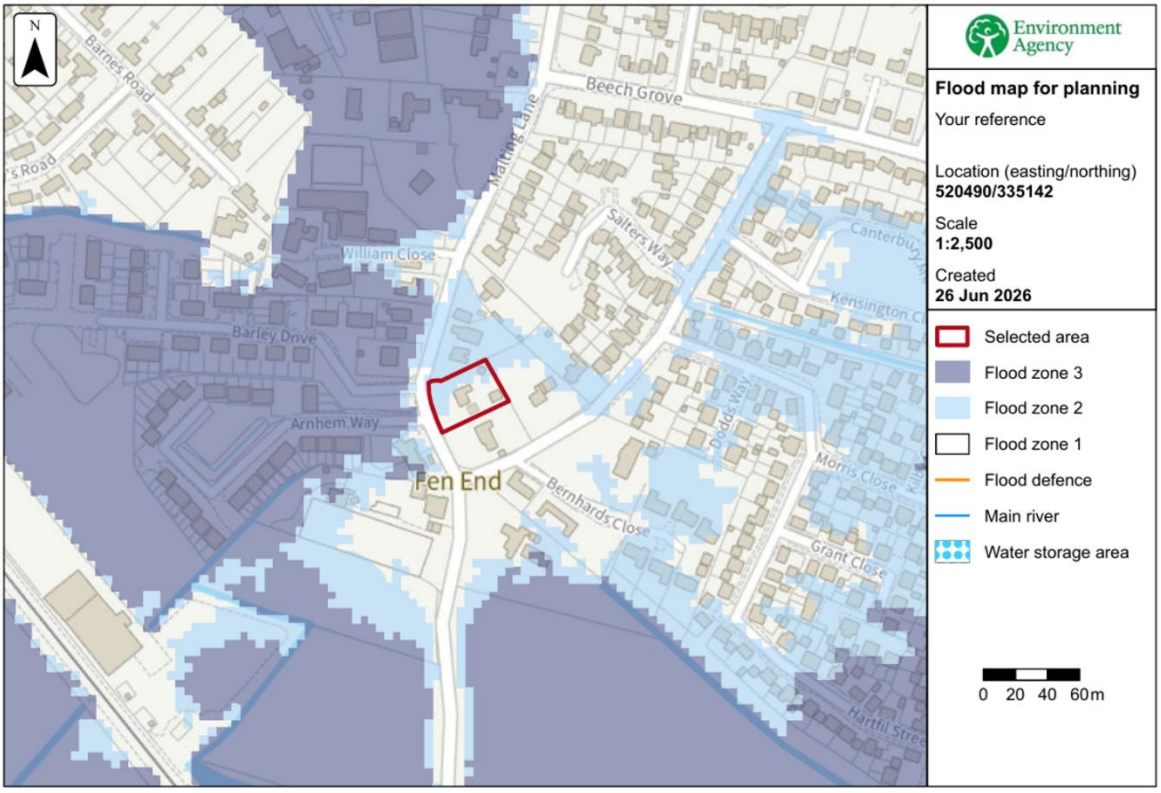
A planning application is due to be submitted to South Holland District Council for permission to carry out a ground and first floor extension which will provide a larger living area on the ground floor and an additional bedroom on the first floor at 46, Malting Lane, Donington, PE11 4XA.

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 Black Sluice Internal Drainage Board district.

Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in the area.



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It can be seen that the northern part of this site is within flood zone 2 and the remaining part of the site is within flood zone 1.

Application Site

Applying the flood risk vulnerability classification in Table 2 of the Guidance, a development consisting of a dwelling house is classified as "more vulnerable".

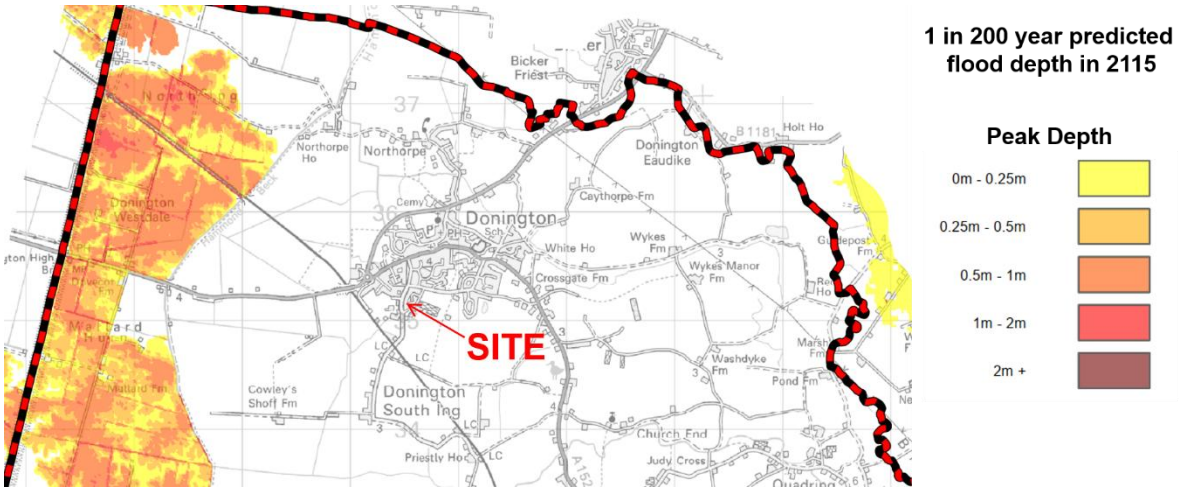
Table 3 of the Guidance is shown on the next page:

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 residential development is satisfactory in flood zones 1 and 2.

South East Lincolnshire Planning Website

The relevant part of the map in the South East Lincolnshire SFRA for this area is shown below. This shows there is no predicted flooding in the 1 in 200 year tidal or the 1 in 100 year fluvial event in 2115 in the whole area of Donington.

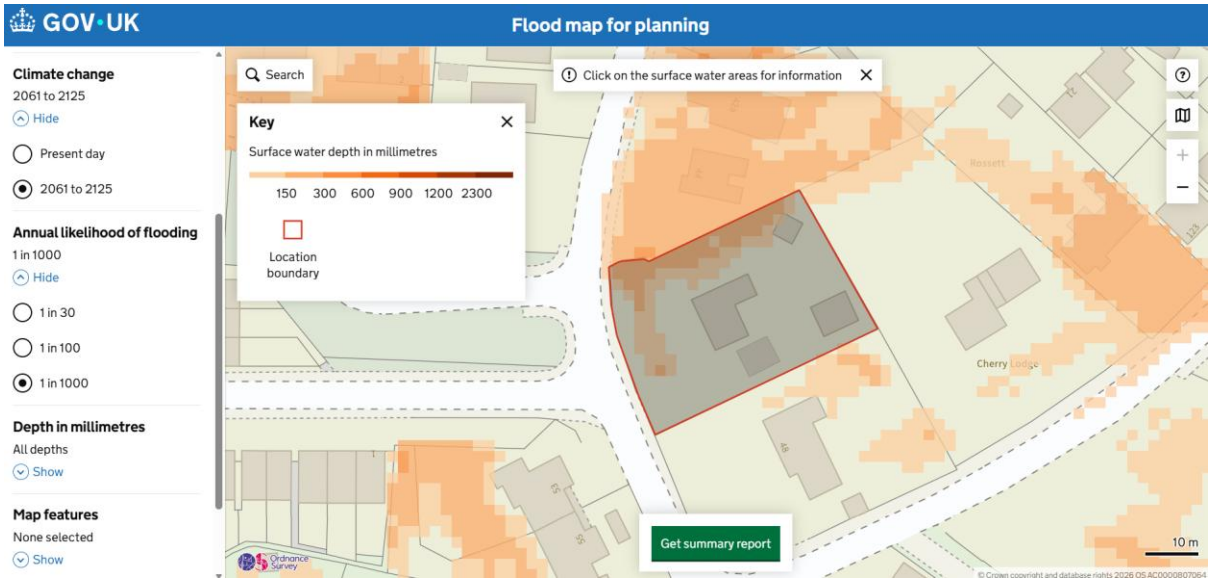


The above map only shows flooding from rivers and the sea. It is not considered that any area of Donington is at risk from tidal flooding.

The South Forty Foot Drain (SFFD) is approximately 3km west of the site. The maximum level of this watercourse is 3.200m OD and the road level in Malting Lane near the site is 3.00m OD. The above plan shows that any flooding emanating from the SFFD will only flow as far as the Hammond Beck, a watercourse maintained by Black Sluice IDB.

Surface Water Flooding

The map on the next page is taken from the Environment Agency website and shows the extent of surface water flooding in a 1 in 1000 year event in the area.



It can be seen that this plan predicts up to 300mm depth of flooding could occur north of the building in a 1 in 1000 year event in 2125. There is no flooding predicted around the building in this event.

There is a piped drainage channel in front garden adjacent to Malting Lane which is maintained by Black Sluice IDB. This conveys drainage from the Malting Lane area into the Board's system south of Donington

Conclusions and Recommendations

The existing ground floor level is approximately 150mm above the ground level around the house. It is recommended that the ground floor of the proposed extension on the south side of the property should be constructed with the finished ground floor level at the same level as the existing dwelling.

It is recommended that the new extension should be designed and constructed with flood resilient measures incorporated. These measures will include;

- All electrical services should be placed at first floor level and cables dropped down to the sockets, which should be a minimum of 600mm above the floor level.
- Skirting boards and plaster finishes should be able to withstand flood damage if 600mm of water entered the building and remained for a few days.
- Suitable tiles should be used as flooring in the new extension.

The owner of the property should register with the Environment Agency's Floodline Warnings Direct Service.

29th June 2026

Stuart Hemmings B Sc C Eng MICE MIWEM

Tel: 01733 566966 or Mobile: 07804 189365

stuart.hemmings@btinternet.com

Appendix

PPS25 FRSA (national) version 3.0
Advice issued on 24th January 2011

Environment Agency

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.

Yes

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 ; 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; 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[1]	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...

[1] 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 1st 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