

# FLOOD RISK ASSESSMENT STATEMENT



**For**

## PROPOSED RESIDENTIAL ACCOMMODATION FOR ELDERLY FAMILY MEMBER IN FORM OF ANNEXE

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**At**

**STATION HOUSE  
STATION ROAD  
GEDNEY  
SPALDING  
PE12 0DD**

**For**

**MRS KAYLIE RICH**

Director  
A.J. Oglesby RIBA

Associate  
C.L. Silvester  
MCIAT

**PLANNING APPLICATION ISSUE**

Company Reg. No.  
4419410

## **Flood Risk Statement**

The address for the site is Station House, Station Road, Gedney, Spalding, PE12 0DD and referring to the Environment Agency website on flood risk this is identified as being within flood zone 3. The flood map below confirms this.

The site area is 0.174 hectares.

The proposal is for an ancillary residential accommodation for an elderly family member in the form of a single storey self-contained modular annexe within the garden of the existing family home, Station House.

Station House is the former railway station building for Gedney, notwithstanding the flood zone indicated for this site on the flood map, the existing house and most of the garden area are elevated above the road and surrounding land due to the former station platforms by approximately 800mm, the new annexe will be sited on this elevated area. Furthermore, the nature of the construction of the modular annexe means that its floor level is likely to be raised by at least a further 250mm above the elevated area meaning that the finished floor level will at least 1050mm above the surrounding land.

This annexe is a single storey building with sleeping accommodation on the ground floor however it is proposed that the ground floor level of this building will be, by the nature of the site and building type, at least 1.0 metre above the existing Station Road level and therefore this will more than adequately provide mitigation against any flooding that may occur on this site in the future.

## Flood map for planning

Your reference  
**A1778**

Location (easting/northing)  
**541198/323799**

Created  
**11 April 2025 10:29**

**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>)

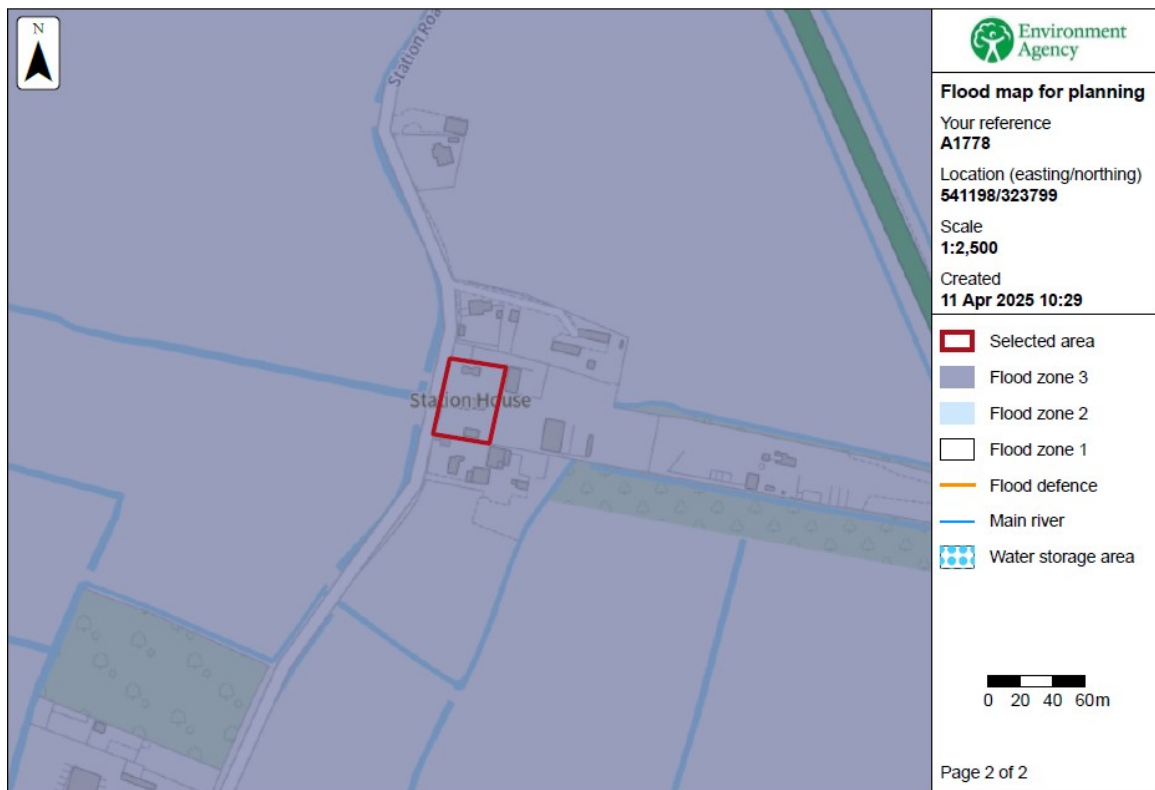
### Notes

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.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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