FLOOD RISK ASSESSMENT
FOR

Proposed Extension 12, Medway Close, Gosberton, Spalding, PE11 4HS

Introduction

This is a Flood Risk Assessment to accompany a householder application for the above proposed site. The requirement for the flood risk assessment is based on the site being contained within a Flood Zone 3. This flood risk assessment identifies the consequences of flooding and does not deal with the likelihood or probability of flooding

Application Site

The site is located along Medway Close, Gosberton, Spalding, PE11 4HS within the administrative area of South Holland District Council
The site is presently used for residential use, and this is to remain but to include a front extension. The site is large and can quite comfortably cater for the increase in size without exceeding the frontage of neighbouring properties.

The National Planning Policy Framework Technical Guidance (NPPF TG) defines three levels of flood risk depending upon the annual probability of fluvial flooding occurring.

Zone 1 – Low Probability (<0.1%)
Zone 2 – Medium Probability (0.1 – 1.0%)
Zone 3 – High Probability (>1.0%)

The development site is shown to be within Flood Zone 3 ‘High Probability’ as detailed on the Environment Agency’s Flood Zone Maps without defences, and defined in Table 1 of NPPF TG MAP 1

The existing building is a two-storey property with bedroom/bathroom accommodation on the first-floor areas along with communal accommodation on the ground.

The building footprint and layout is shown in appendix A and location is shown in appendix B.

Conclusion

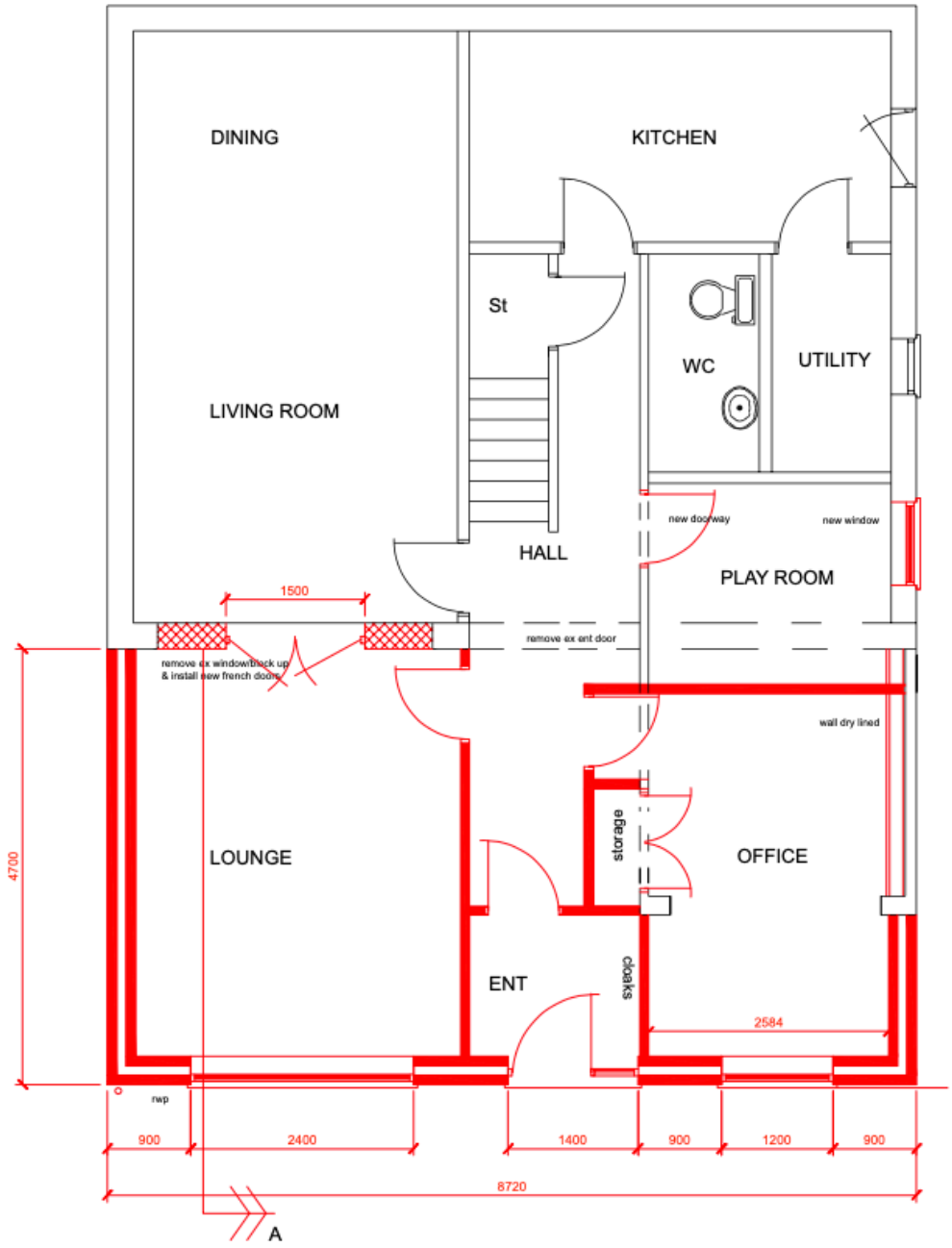
As this site is in an area that is capable of receiving early flood warnings from the Environmental Agency Floodline Warning Direct System. It is recommended that the property owner contact the Environment Agency’s Floodline on 0845 988 1188 to register the property to receive early warning of flooding by telephone, mobile, SAS Text, email or pager. The Environmental Agency aim to issue ‘severe flood warning’ approximately 2 hours before existing defences are overtopped. The site should be evacuated immediately if a severe flood warning is given or if instructed to do so by the emergency services.

An effective surface water drainage system including limiting impermeable surfaces and consideration of permeable paving, water retention systems etc.

Provision of a Flood Kit to include items such as important documents and contact numbers, torches, batteries, first aid kits, bottled water, blankets etc.

Commitment to the production of an Emergency and Evacuation Plan outlining the procedures to be followed in the event of a flooding event. This will include instructions for the owner on how to register with the Environment Agency's automated flood warning system.

APPENDIX A



PROPOSED
GRD FLOOR LAYOUT

APPENDIX B

12 Medway Close, Gosberton, Spalding, PE11 4HS

