

Flood risk assessment
Joanne, Belnie Lane PE11 4HN
Report produced 04/04/2025



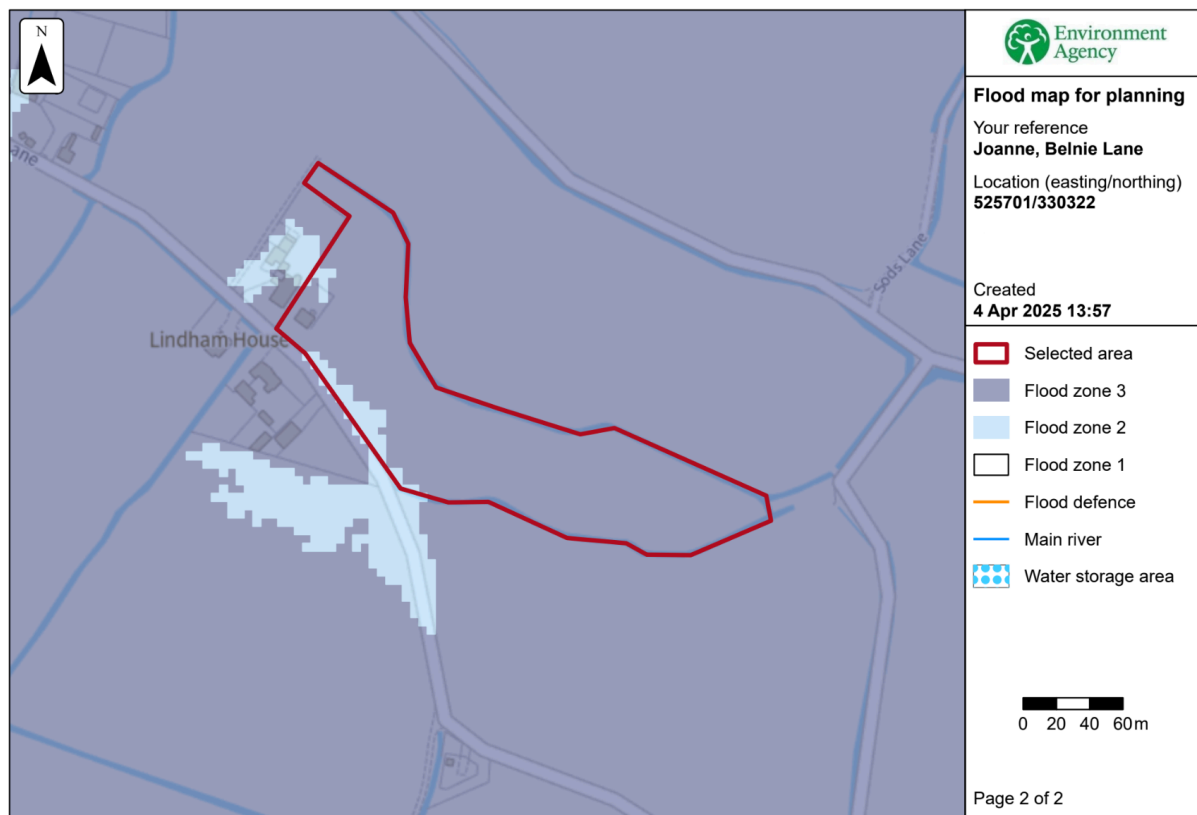
This flood risk assessment has been prepared solely to support the planning application at the above address.

Introduction

A planning application is due to be submitted to South Holland District Council for permission for a change of use and construction of a stable block and equestrian exercise arena at Joanne, Belnie Lane.

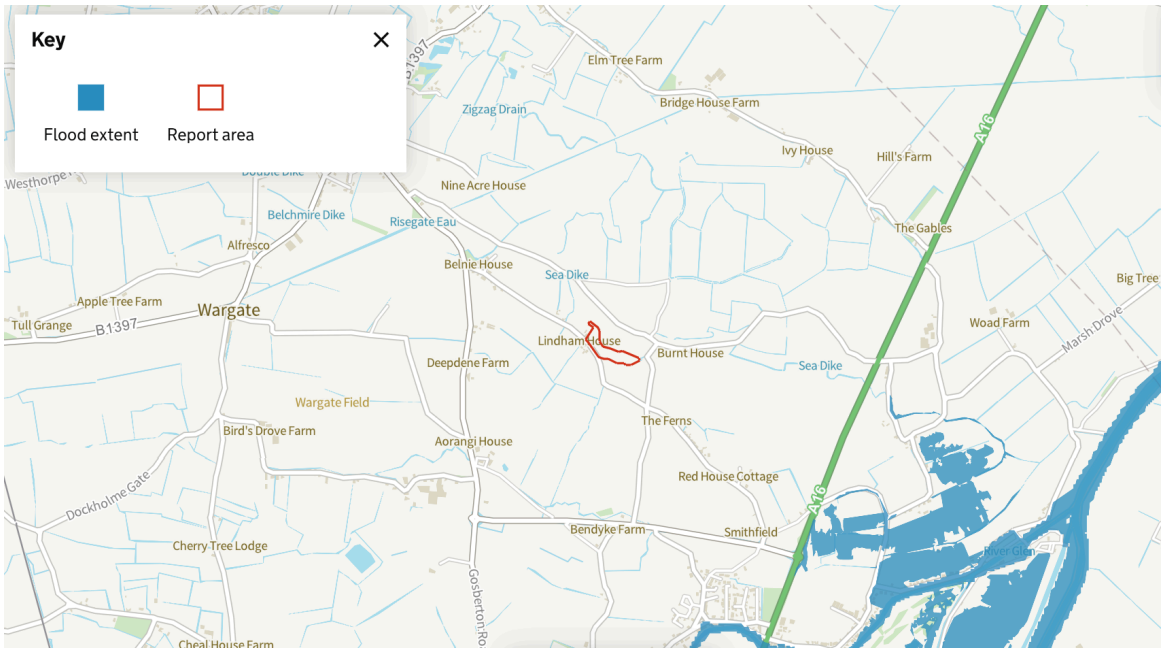
The Planning Application requires a Flood Risk Assessment to be carried out as specified in the Practice Guidance to the National Planning Policy Framework Development and Flood Risk. The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board district.

The site and associated land is within Flood Zone 2 and 3 as shown on the Environment Agency's Flood Zone Map below. These maps do not take into account existing flood defences.




River and sea flooding -

Please see exert below from Environment Agency flood mapping, filtered to annual likelihood of flooding, Rivers 1 in 100 and sea 1 in 200 and including closest area of flood extent in relation to property boundary.

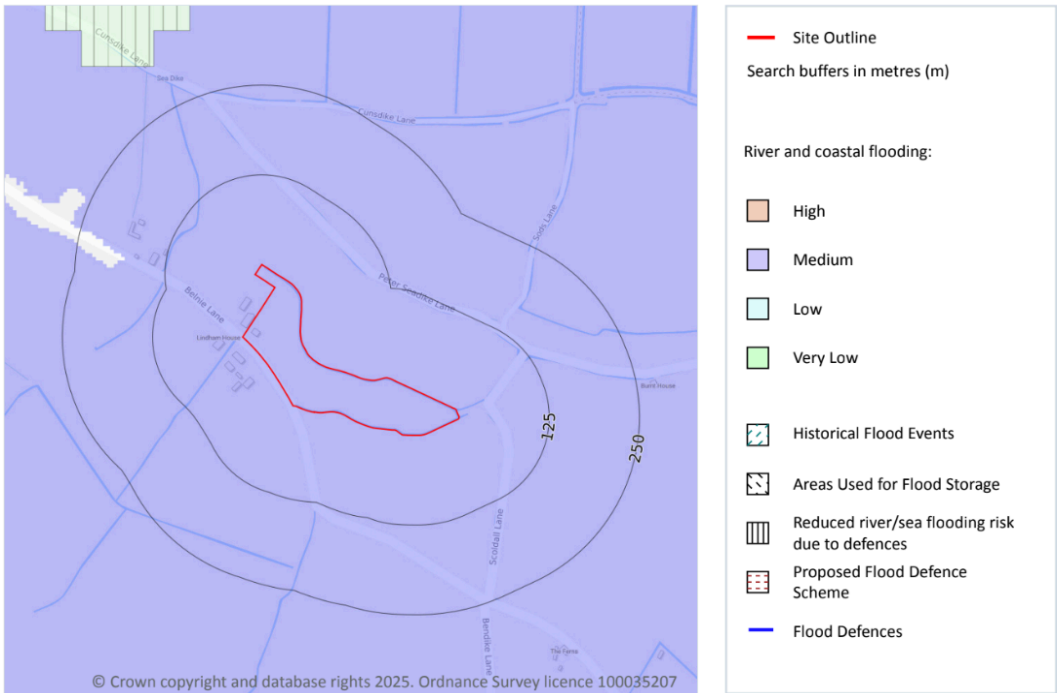


Please see below exert from Groundsure Avista environmental search completed on the property also in relation to river and sea flooding. The property has a Medium chance of flooding in any given year, according to Risk of Flooding from Rivers and Sea (RoFRaS)/Flood Risk Assessment Wales (FRAW) data.

**Groundsure**
LOCATION INTELLIGENCE

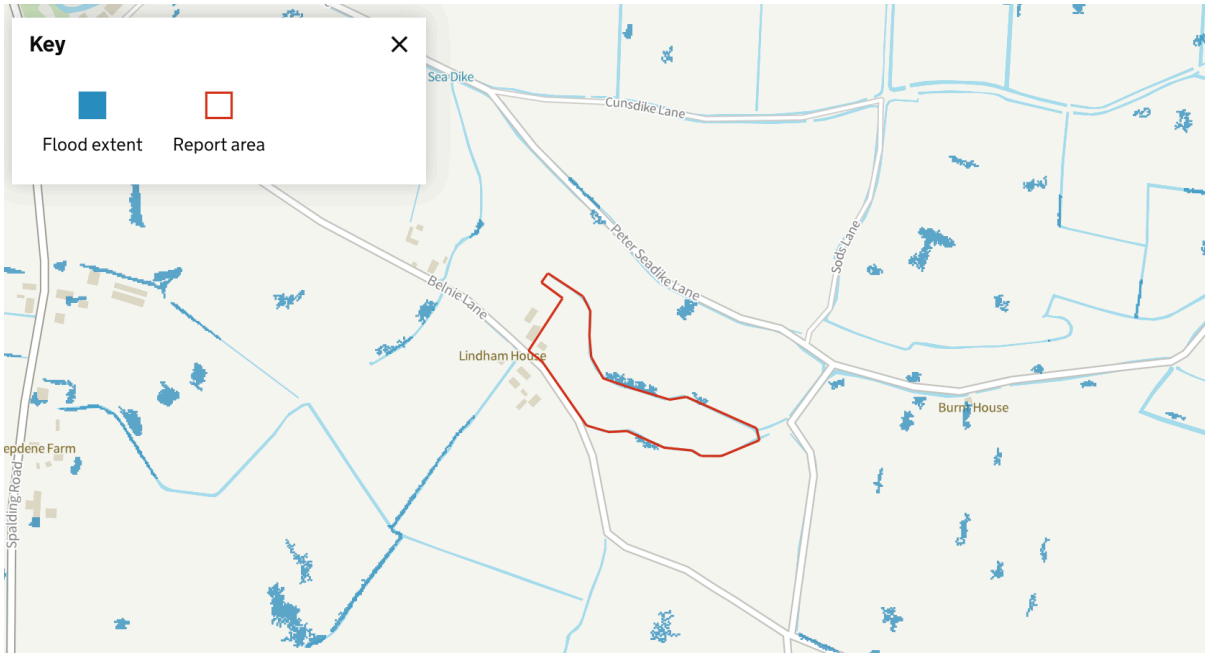
Joanne, Belnie Lane, Gosberton,
Spalding, PE11 4HN

Avista

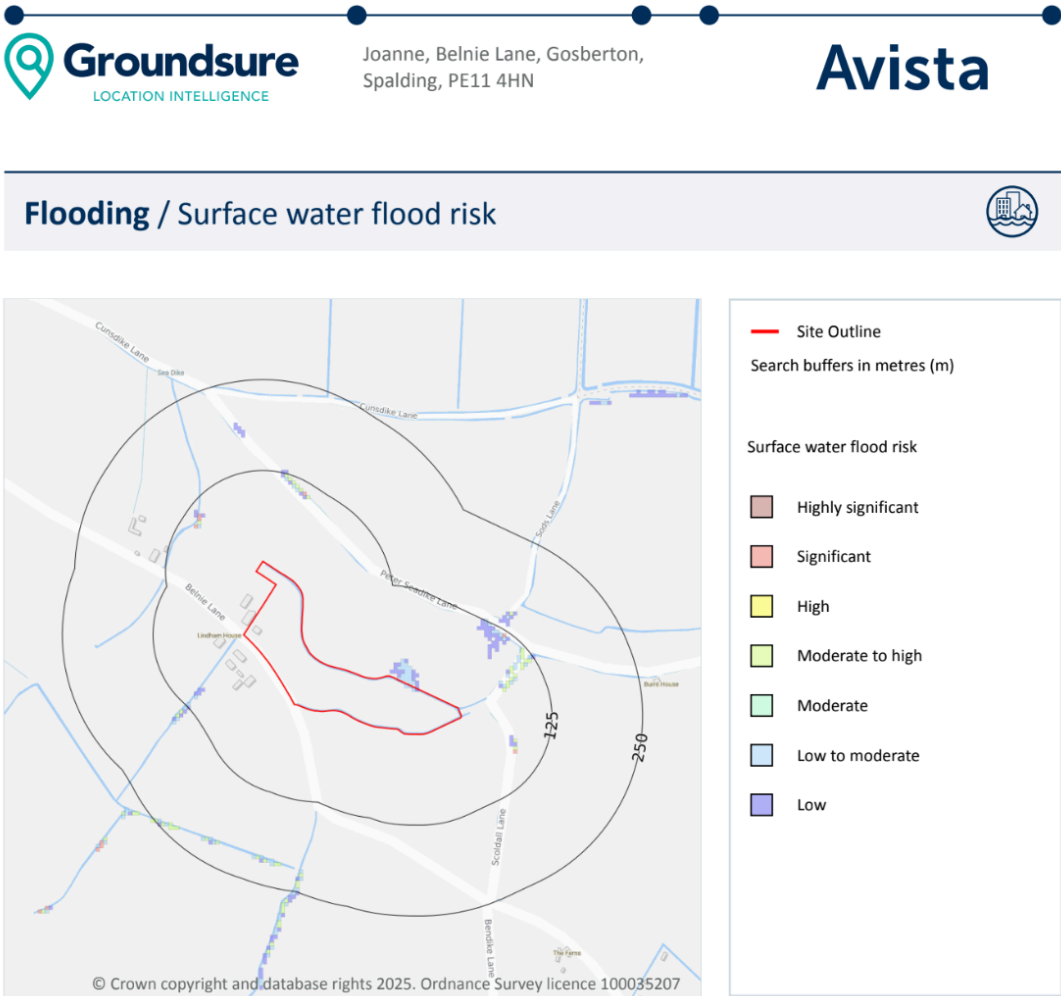
Flooding / Risk of flooding from rivers and the sea

Surface water flooding -

Please see exert below from Environment Agency flood mapping, filtered to annual likelihood of surface water flooding to 1 in 100.



Please see below exert from Groundsure Avista environmental search completed on the property also in relation to surface water flooding. As shown, there is only a very small amount low/low to moderate risk that falls within the property boundary and fall in excess of 200m from the area to be developed.



Cont..

In relation to the area -

The area in which the property is located has been assessed to be at a Low-Moderate risk of surface water flooding. This area is considered to have a 1 in 250 probability of surface water flooding due to rainfall in a given year to a depth of between 0.3m and 1.0m. However, as is the case with probability statistics and predictions, this information should be used as a guideline only. The area may flood several years in a row, or not at all for many years. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though some older ones may flood in a 1 in 5 year rainfall event.

These risk calculations are based on Ambiantal Risk Analytics maps.

Ambiantal Risk Analytics data from Groundsure Avista report relating to Climate Change/Flood Risk (5 and 30 years)


Climate change scenario	River/coastal flood depth (cm)		Surface water flood depth (cm)	
	5 years	30 years	5 years	30 years
Low emissions	80+	80+	20-40	20-40
Medium emissions	80+	80+	20-40	20-40
High emissions	80+	80+	20-40	20-40

This data is sourced from Ambiantal Risk Analytics.

Groundsure Avista report identified flood risks-

Flooding	
Risk of flooding from rivers and the sea	Identified
Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Reduction in Risk of Flooding from Rivers and Sea due to Defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Identified
Groundwater flooding	Not identified

Groundsure Avista Report overall flood risk of site-

 Flooding The property and area within the site outline is at risk from one or more kinds of flooding. Property's overall risk assessment for past flooding and river, coastal, surface water and groundwater flooding is moderate.	River and Coastal Flooding	Medium
	Groundwater Flooding	Negligible
	Surface Water Flooding	Low-Moderate
	Past Flooding	Not identified
	Flood Storage Areas	Not identified

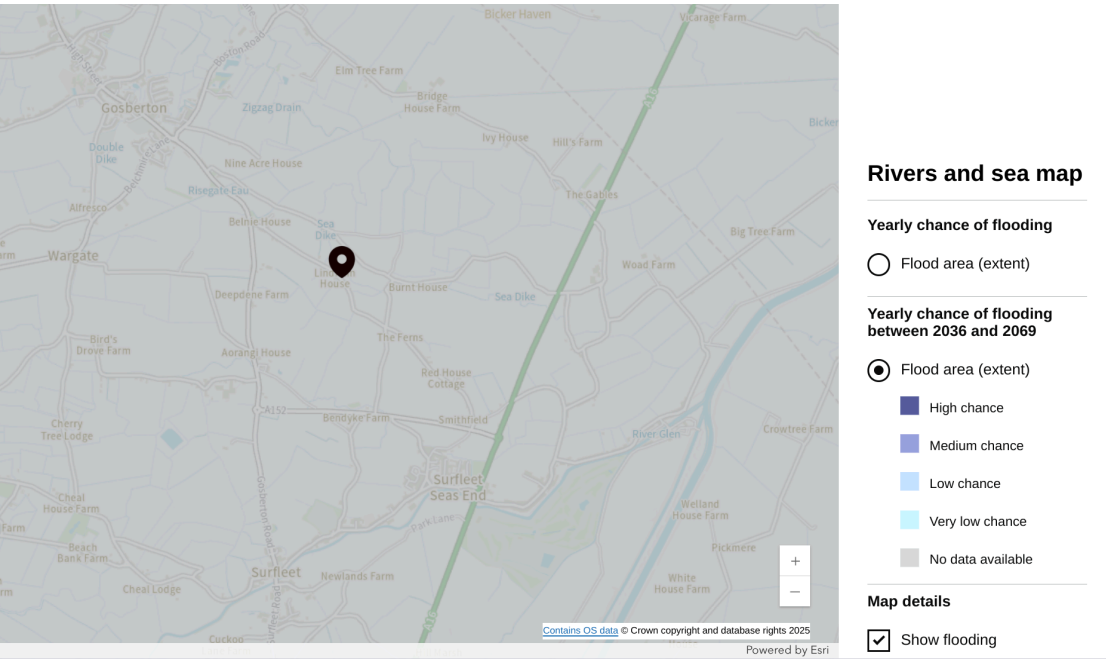
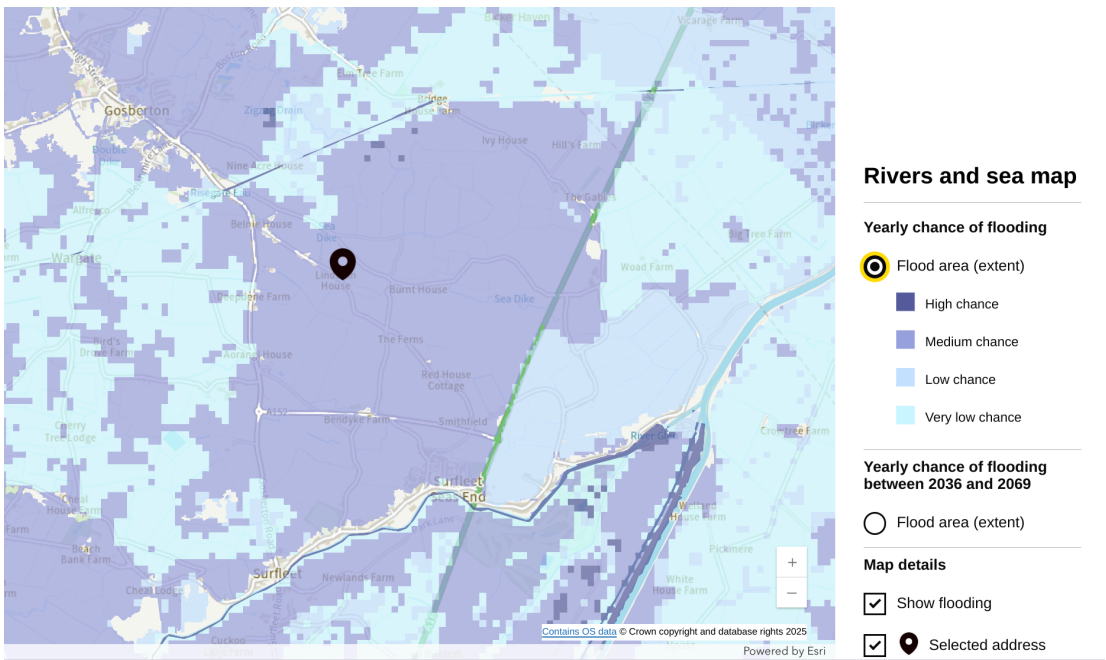
Rivers and the sea: understand your flood risk

Your selected location: Joanne, Belnie Lane, Gosberton, Spalding, PE11 4HN

This information tells you the flood risk of the land around a building, not the building itself.

How likely a river or sea flood is

The yearly chance of flooding from rivers and the sea is **Medium**



Surface water: understand your flood risk

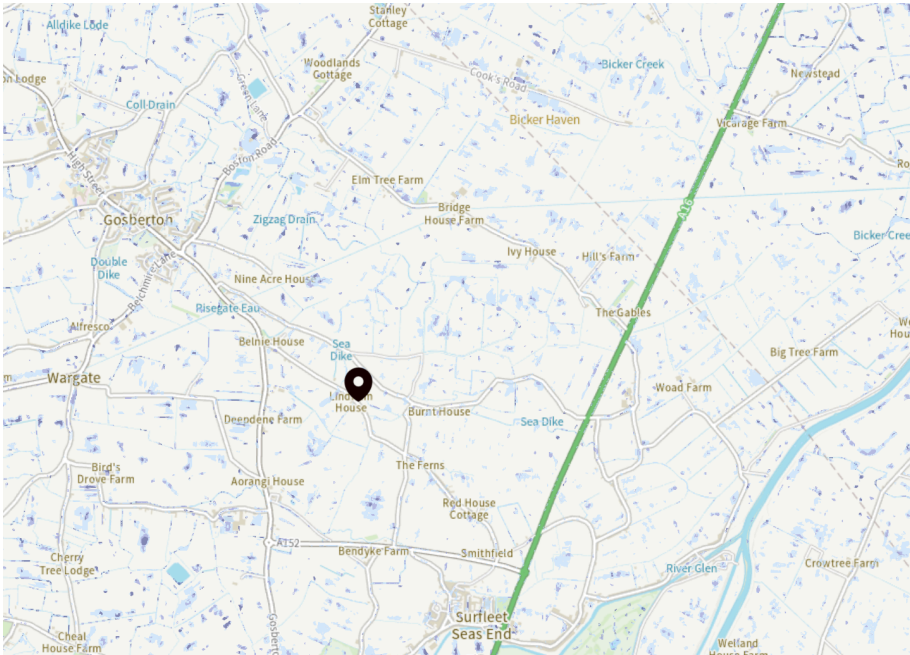
Your selected location: Joanne, Belnie Lane, Gosberton, Spalding, PE11 4HN

This information tells you the flood risk of the land around a building, not the building itself.

How likely a surface water flood is

The yearly chance of surface water flooding is:

Very low staying at Very low between 2040 to 2060



Surface water map

Yearly chance of flooding

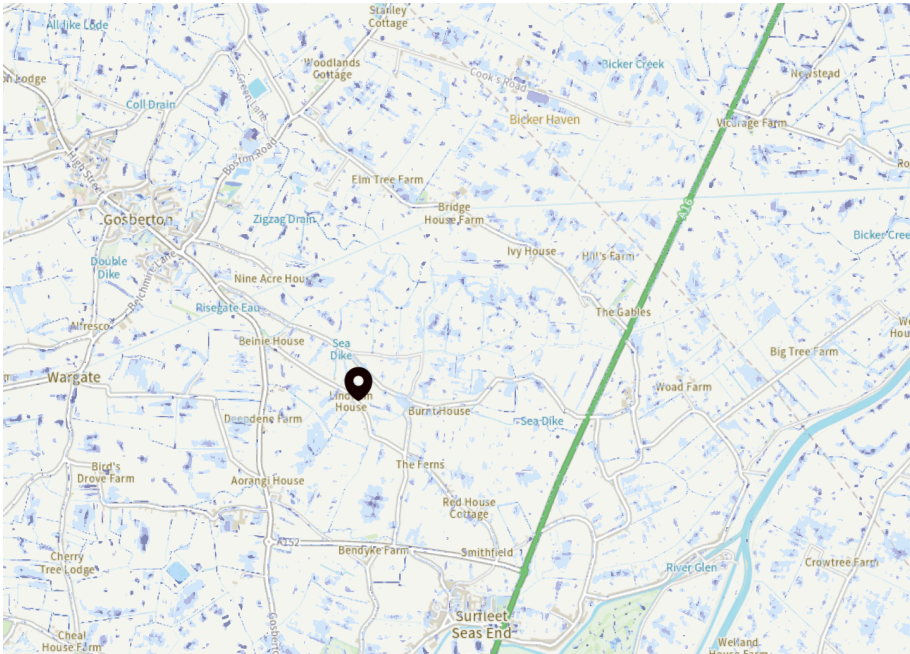
- ☒ Flood area (extent)
- ☐ High chance
- ☐ Medium chance
- ☐ Low chance

Yearly chance of flooding between 2040 and 2060

- ☐ Flood area (extent)

Map details

- ☒ Show flooding
- ☒ Selected address



Surface water map

Yearly chance of flooding

- ☐ Flood area (extent)

Yearly chance of flooding between 2040 and 2060

- ☒ Flood area (extent)
- ☐ High chance
- ☐ Medium chance
- ☐ Low chance

Map details

- ☒ Show flooding
- ☒ Selected address

Groundwater and reservoirs: understand your flood risk

Your selected location: Joanne, Belnie Lane, Gosberton, Spalding, PE11 4HN

This information tells you the flood risk of the land around a building, not the building itself.

Groundwater

Flooding from groundwater is unlikely in this area.

Reservoirs

Flooding from reservoirs is unlikely in this area.

What a reservoir is and how we check an area's risk

A reservoir is a large natural or artificial lake that is designed to collect and store water.

We use predicted scenarios to understand the risk of flooding from reservoirs.

Flooding from reservoirs is extremely unlikely. An area is considered at risk if people's lives could be threatened in the event of a dam or reservoir failure.

Extent of known Flooding

During the preparation of this assessment, no evidence was discovered of this site or any of the adjoining land having been flooded in the past fifty years.

Summary and plans for development

- No data has been found to suggest that flooding/flood risk would impact the proposed development.
- The floor level of the proposed stable block will be a minimum of 100mm above the ground level in the field.
- The exercise arena will include drainage layers and be built in a way so as not to increase any risk of flooding.
- The owner of the property has registered with the Environment Agency's Floodline Warnings Direct Service to receive automated early warnings of potential flooding.
- Rainwater from the roof of the stable block shall be collected by guttering and discharged into a water butt/container. This water will be used in the general care of the horses i.e drinking water, feed preparation and bathing.
- In the unlikely event of flooding in the field any horse or pony on the property will be confined to a stable or area not affected until flooding has subsided.
- In the unlikely event that the stables and entire field become uninhabitable the horses/ponies will be transported by the owner to temporary alternative grazing/stabling until it is safe for them to return.