

# **Alan Hornsby**

## **Architectural Services**

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### **FLOOD RISK ASSESSMENT**

#### **SITE ADDRESS:**

Behind nos. 33 to 41 Low Gate, Gosberton, Spalding, Lincs. PE11 4NL with road access adjacent to no.33.

#### **THE PROPOSAL:**

The application is for outline planning permission with all matters reserved for residential development located on a large area of garden belonging to no.33 Lowgate, Gosberton in what is an established residential area.

#### **FLOOD RISK TO THE DEVELOPMENT:**

Although the environment agency flood maps indicate that the site is located within Flood Zone 3 and is therefore likely to flood in extreme situations. The South Holland Statagic Flood Risk Assessment prepared by Royal Haskoning and updated in January 2010 indicates that the site is located well away from any flood risk areas both at present and in the future, including Residual Risk Extent up to and including year 2115.

#### **IN CONCLUSION:**

The Royal Haskoning report indicates that this site is located in an area that is not in any significant danger from flooding, either from the sea or from rivers. The site is well away from any of the defined rapid inundation zones bordering the sea and major rivers and is not in a Residual Risk location. The occupants of the proposed dwellings should also register with the Environment Agency's free Floodline Warnings Direct service and this should be a condition in any planning consent for this site.