FLOOD RISK ASSESSMENT

Evergreen,

76a Risegate Road,

Gosberton Risegate,

Spalding,

Lincs,

PE11 4EY

REF: LANGFORD/FRA **25TH June2026**

PROPOSED BUILDING:

Triple Garage / Store Building

Flood Risk Assessment and Surface Water Drainage Statement

Proposed Development: Erection of Triple Garage / Store Building

Site: Evergreen, 76a Risegate Road, Spalding, Lincs, PE11 4EY

Applicant: Mr T Langford

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the erection of the proposed triple garage at Evergreen, 76a Risegate Road, Spalding, Lincs, PE11 4EY.

The proposed development comprises the demolition/removal of an existing garage/store building and its replacement with a new triple garage. The proposed structure is intended solely for the storage of vehicles, tools and domestic equipment and will contain no habitable accommodation.

The site is understood to lie within Flood Zone 3 as defined by the Environment Agency Flood Map.

2. Site Description

The application site forms part of an existing residential property known as Evergreen. The proposed garage is to be constructed within the established domestic curtilage of the dwelling and replaces an existing outbuilding used for garage and storage purposes.

The surrounding area is predominantly residential and agricultural in character.

3. Proposed Development

The proposal consists of a replacement triple garage providing vehicle parking and ancillary storage.

The building:

- Contains no sleeping accommodation.
- Contains no habitable rooms.
- Is not intended for residential occupation.
- Will be used solely for incidental domestic purposes ancillary to the main dwelling.

The development therefore falls within the category of a low-vulnerability use as defined by national planning policy guidance.

4. Flood Risk Assessment

Existing Flood Risk

The site is located within Flood Zone 3, indicating a higher statistical probability of fluvial flooding.

However, the proposed development replaces an existing garage/store building and does not introduce any new residential accommodation or increase the number of occupants at risk during a flood event.

Vulnerability Classification

Under the Planning Practice Guidance associated with the National Planning Policy Framework (NPPF), a garage used for vehicle parking and storage is classified as a less vulnerable form of development.

No vulnerable occupants will be present within the building during flood events.

Impact on Flood Risk Elsewhere

The proposed garage occupies substantially the same location and function as the existing structure.

The proposal is not expected to:

- Increase flood risk on-site.
- Increase flood risk to neighbouring land.
- Obstruct flood flows.
- Reduce flood storage capacity to any material degree.

The scale of the development is modest and confined within the existing residential curtilage.

5. Flood Resilience and Resistance

Although the proposed building is non-habitable, the following measures may be incorporated where appropriate:

- Use of water-resistant construction materials below anticipated flood levels.
- Concrete floor construction.
- Electrical installations positioned above likely flood levels where practicable.
- Easy-to-clean internal finishes.
- Provision for rapid drying following any flood event.

As the building is not intended for occupation, temporary inundation would not create a risk to life.

6. Safe Access and Egress

The proposed garage is ancillary to the existing dwelling and is not intended for human occupation.

No additional residents or users are introduced by the development. In the event of a flood warning, vehicles and stored items can be removed where practicable.

The proposal does not affect existing access arrangements to the dwelling.

7. Conclusion

The proposed development at Evergreen, Risegate Road, Gosberton Risegate, PE11 4EY comprises the replacement of an existing garage/store with a triple garage for domestic vehicle storage and ancillary purposes.

Key considerations are:

- The proposal introduces no habitable accommodation.
- No additional occupants will be placed at risk from flooding.
- The development is a low-vulnerability use.
- The proposal replaces an existing outbuilding of similar function.
- There will be no material increase in flood risk either on-site or elsewhere.

It is therefore concluded that the proposed development is acceptable from a flood risk perspective.

J. Lawrence **25th June 2026**