

Flood Risk Assessment

Site: The Old Vicarage, 53 Clough Road, Gosberton Risegate, Spalding, PE11 4JW

Proposal: Erection of 2-bed detached annexe and games room with covered porch

Applicant: Mr C Johnson

LPA Reference: H08-0813-25

Prepared for: South Holland District Council (SHDC)

1. Introduction

This Flood Risk Assessment (FRA) supports a planning application for a single-storey two-bedroom annexe and a games room within the curtilage of The Old Vicarage, Gosberton Risegate.

The annexe will provide ancillary residential accommodation for family members of the existing household. The games room will be used for personal, non-commercial purposes. The buildings will remain in the same ownership and are not intended for separate occupation.

The site lies within **Flood Zone 3**, as defined by the Environment Agency Flood Map for Planning, and therefore requires a FRA under the **National Planning Policy Framework (NPPF, 2023)** and Planning Practice Guidance (PPG).

2. Development Proposals & Occupancy

- The annexe is **single-storey only**.
- Use is restricted to **ancillary family accommodation** in conjunction with the main dwelling.
- The games room is for **private leisure purposes** only.
- No commercial or independent residential use is proposed.

3. Flood Risk Context

- **Flood Zone classification:** Zone 3 (high probability of flooding).
- **Vulnerability classification (NPPF Annex 3):** "More Vulnerable" (residential/ancillary use).
- **Sequential Test:** As the proposal constitutes householder/ancillary development within the curtilage of an existing dwelling, the Sequential Test is not required.
- **Exception Test:** Not required where mitigation demonstrates safety for users and resilience to flooding.

4. Potential Flood Risks

- **Fluvial flooding:** Identified as the main risk (site is within Zone 3).
- **Surface water flooding:** Potential for localised ponding in the surrounding area.
- **Residual risk:** Possibility of defence overtopping or breach.
- **Groundwater / sewer flooding:** Not known to be significant at this site but may occur in extreme conditions.

5. Mitigation Measures

- **Flood-resilient construction:** Materials and finishes selected to reduce damage and facilitate recovery (e.g. solid floors, closed-cell insulation, water-resistant finishes).
- **Electrical services:** Socket outlets, switches, and services positioned above typical flood levels to reduce damage.
- **Safe access and egress:** Occupants will follow Environment Agency Flood Warnings Direct and Lincolnshire Resilience Forum procedures in the event of a flood.
- **Occupancy:** Restricted to family members; no separate letting or occupation.

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12-14 Menzil Ridge, Wink, Bishop's Stortford, Herts SG1 1QG | 01279 207 272 | info@yellowdowlman-architecture.co.uk
14 Barn Hill, Stamford, PE9 2AE | 01778 697 652 | stamford@yellowdowlman-architecture.co.uk
41 Church Street, Alford, Lincs, PE13 9EE | 01572 752 882 | alford@yellowdowlman-architecture.co.uk
29 St Lawrence Street, Horncastle, Lincs, PE8 0DS | 01507 522 889 | horncastle@yellowdowlman-architecture.co.uk
82 Northgate, Castle, Lincs, PE9 1QY | 01795 676 155 | lincoln@yellowdowlman-architecture.co.uk
(Birmingham Office: 0121 704 8880-8881 | info@yellowdowlman-architecture.co.uk)

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6. Policy Compliance

- **NPPF (2023) & PPG:** Development falls within “More Vulnerable” category but is acceptable in Flood Zone 3 subject to FRA and mitigation.
- **South East Lincolnshire Local Plan (SELLP) Policy 4 – Flood Risk:** Flood-resilient measures incorporated.
- **Environment Agency Standing Advice:** Guidance on resilient construction, raised electrics, and flood evacuation planning has been followed.

7. Conclusion

This FRA demonstrates that:

- The proposed development is **ancillary to the main dwelling** and does not introduce a new independent residential unit.
- The annexe is **single storey only** but incorporates resilience measures to limit potential damage.
- Flood risk to occupants will be managed through resilient construction, emergency planning, and adherence to flood warning procedures.
- The proposal is compliant with the **NPPF, Planning Practice Guidance, and SELLP Policy 4**.

Accordingly, the proposed annexe and games room present a low risk.