

Flood Risk Assessment

Proposed Wooden Storage Shed (60m²)

Chespool House, Chesboule Lane, PE11 4EU

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1. Site Location and Description

The site is located at Chespool House, PE11 4EU, Lincolnshire. The proposal is for the construction of a wooden storage shed with a footprint of approximately 60m². The shed will be used for the storage of domestic/non-hazardous items and a classic car. It will not be used as habitable accommodation. The site is generally level and currently consists of residential curtilage/land associated with Chespool House.

2. Flood Risk Context

According to the Environment Agency Flood Map for Planning, the site is located within Flood Zone 3 (land assessed as having a high probability of flooding: greater than 1 in 100 annual probability of fluvial flooding or greater than 1 in 200 for tidal flooding). Historical flooding: A review of EA records and local knowledge confirms no historical flooding events have been recorded at the site. Other flood sources: No significant risk has been identified from surface water, groundwater, or reservoir flooding at this location.

3. Planning and Policy Context

Development within Flood Zone 3 is subject to the National Planning Policy Framework (NPPF) and the Flood Risk and Coastal Change Planning Practice Guidance. The proposed development is classified as 'Less Vulnerable' under the NPPF flood risk vulnerability classification (storage buildings are non-habitable and not highly vulnerable). Less Vulnerable uses are considered appropriate within Flood Zone 3a, provided flood risk mitigation measures are incorporated.

4. Flood Risk Assessment

Probability of Flooding: Although located in Flood Zone 3, the absence of historical flood events suggests the actual site risk may be lower than the theoretical designation. Consequences of Flooding: Should flooding occur, impacts would be limited to the shed structure, the stored classic car, and stored contents, as the building will not be occupied and will not contain sleeping accommodation. Risk to life is therefore negligible.

5. Flood Risk Mitigation Measures

The following measures will be implemented to ensure resilience and to minimise potential impacts:

- Finished Floor Levels (FFL): The shed will be constructed on a concrete base with the floor level set to minimise flood ingress where practicable.
- Construction Materials: The shed will be built of treated timber with water-resistant finishes. Internal fittings (if any) will be kept above floor level to minimise damage from shallow flooding.
- Flood Resilience & Resistance: The shed will include an electrical supply, fully protected with both RCB and MCB devices to minimise risk. The shed will not store hazardous or polluting materials. Any items of value will be stored on raised plinths or shelving where possible.
- Site Management: The shed is for ancillary storage only, not human habitation. Occupiers of Chespool House will sign up to the EA Flood Warning Service to receive advance notice of flood risk. In the event of a flood warning, the shed can be safely evacuated and items removed if necessary.

6. Sequential and Exception Test

Sequential Test: The development is within the curtilage of an existing property. Relocating the storage shed outside the floodplain is not practical or reasonable. Exception Test: The development provides a minor ancillary storage function and does not increase flood risk elsewhere. Appropriate

flood resilience and resistance measures have been proposed.

7. Residual Risk

Residual risks, such as overtopping of defences or extreme events beyond design standards, are acknowledged. Given the small-scale, non-habitable nature of the development, the consequences are considered acceptable.

8. Conclusion

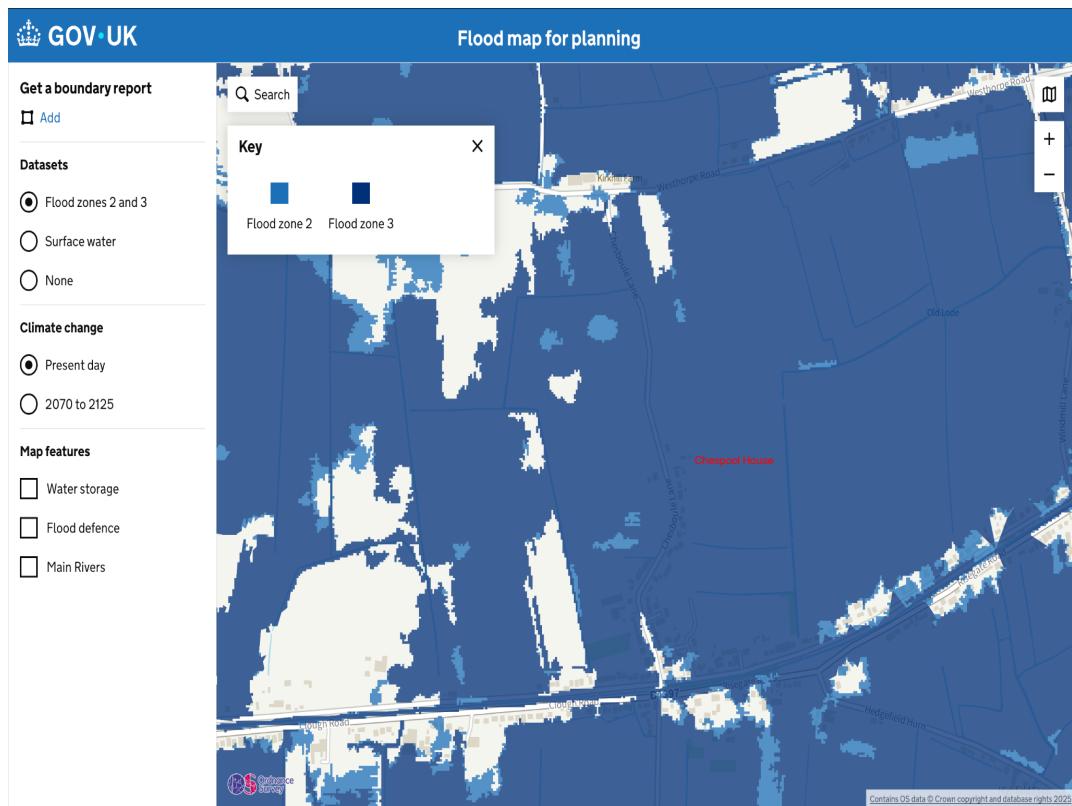
The site lies within Flood Zone 3 but has no history of flooding. The proposed development is small-scale, non-habitable, and classed as 'Less Vulnerable'. Mitigation measures (concrete base, resilient construction, protected electrics, and flood warning registration) will reduce residual risk to an acceptable level. The proposal therefore complies with the requirements of the NPPF and EA standing advice for minor development in areas of flood risk.

Appendix A – Site Photograph



View looking north at the proposed location for the wooden storage shed.

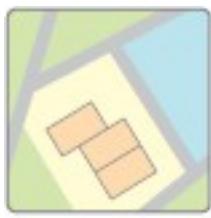
Appendix B – Environment Agency Flood Zone Map



Extract from Environment Agency Flood Map for Planning showing the site in Flood Zone 3.

Appendix C – Site Plan

See attached site plan showing the location of the proposed shed within the property boundary.



Chespool House, Chesboule Lane, Risegate, PE11 4EU



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