

Proposed Demolition of Commercial Premises and Replacement Residential Dwelling

The Old Packhouse Cheal Road Gosberton PE11 4JF

SHDC Planning Ref H08-0886-26

Flood Risk Statement

At the request of the Local Planning Authority a brief statement relating to Flood Risk is now provided to support the current application.

Full Planning Consent was granted for an identical proposal under ref H08-0966-22 9th December 2022 with a Condition 13 attached that required the finished floor level of the proposed dwelling to be set at not less than 300mm above the existing ground level.

The Planning Officer's report for H08-0966-22 stated that :-

Flood Risk/Drainage

Policy 4 of the SELLP is concerned with flood risk management and states, inter alia, that new development within Flood Zones 2 and 3 should pass the sequential test and be accompanied by a site specific flood risk assessment which should propose appropriate flood resistance and resilience measures to ensure the development maintains an appropriate level of safety for its lifetime.

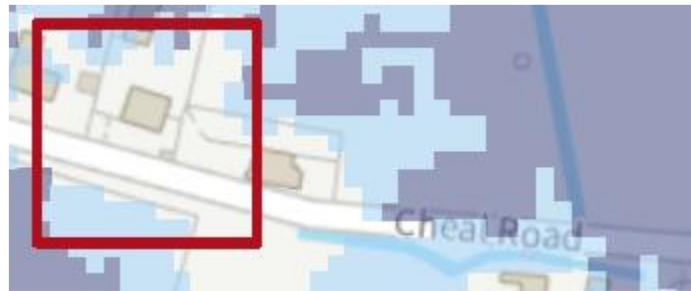
In this case, the site is located within Flood Zone 1 on the Environment Agency Maps. The hazard mapping within South Holland's Strategic Flood Risk Assessment (SFRA) shows the site to be unaffected if a breach of the flood defence were to occur. The proposal therefore satisfies the sequential test.

In terms of the exceptions test, the finished floor level of the proposed dwelling should be 300mm above existing ground levels.

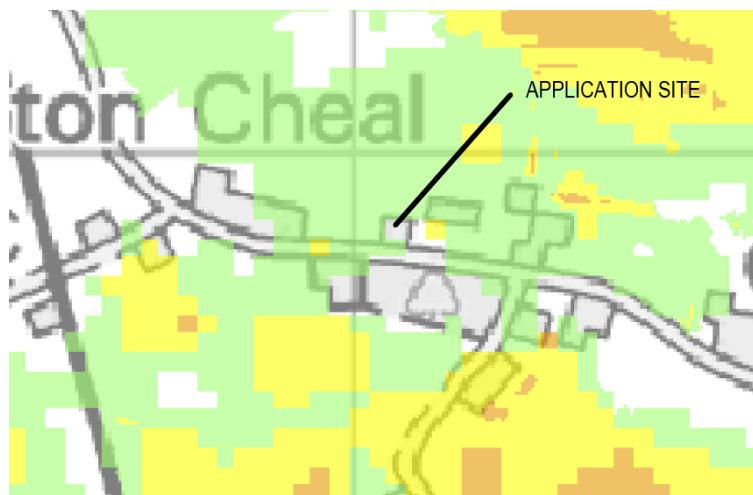
Current Application

Reference to the relevant mapping from the Environment Agency and the Strategic Flood Risk Assessment for South Holland District Council it remains the case that the proposed development is not at risk of flooding therefore we anticipate a similar Condition the attached to any Consent arising from this current application under ref H08-0886-26.

Please refer to extract mapping overleaf -



Extract from EA flood map showing the frontage of the application site to be located within Flood Zone 1.



Map Legend

Max Hazard (Flood Risk to People : FD2320)

Less than 0.75
(Low Hazard)

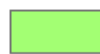
Between 0.75 and 1.25
(Danger for Some)

Between 1.25 and 2.0
(Danger for Most)

Greater than 2.0
(Danger for All)

Functional Floodplain

South Holland District
Boundary



UPDATE OF STRATEGIC FLOOD RISK ASSESSMENT

Residual Flood Hazard

District - Year 2115

1% Fluvial / 0.5% Tidal Event Probability