

FLOOD RISK ASSESSMENT

PROPOSED STABLES & MENAGE
10A GOSBERTON ROAD
GOSBERTON RISEGATE,
SPALDING,
PE11 4EE



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FLOOD RISK ASSESSMENT PROPOSED STABLES & MENAGE 10A GOSBERTON ROAD, GOSBERTON RISEGATE, SPALDING, PE11 4EE

INTRODUCTION

The Government has placed increasing priority on the need to take full account of the risk associated with flooding at all stages of the planning and development process. This seeks to reduce the future damage to property and the risk to life from incidents of flooding. Their expectations relating to flooding are contained in the National Planning Policy Framework November 2023, (NPPF), which identifies how the issue of flooding is dealt with in the drafting of planning policy and the consideration of planning applications by avoiding inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk.

The NPPF provides that development in areas at risk of flooding should be avoided and seeks to direct development away from areas at highest risk. There is a sequential, risk-based approach to the location of development avoiding where possible, flood risk to people and property managing any residual risk and taking account of the impacts of climate change.

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APPLICATION SITE

The site is located on land off RiseGate Road, Gosberton RiseGate, Spalding, PE11 4EE within the South Holland District Council's administrative area. The National Grid Reference at the centre of the site is TF 21157 29714.

Plan 1

This flood risk assessment has been prepared for a planning application (retrospective) for the erection of a single storey stable block (22.0m x 10.6m) comprising of 6no.stables ,grooming area, feed room, tack room and hay store together with the construction of a menage (30m x 44m). **Plans 2, 3,**

The Site would be classed as Non-Major Development applying the National Planning Policy Guidance (NPPG) as the site is to be developed for less than 1 Hectare.

The National Planning Policy Framework Guidance NPPG defines three levels of flood risk depending upon the annual probability of fluvial flooding occurring.

Zone 1 – Low Probability (<0.1%)

Zone 2 – Medium Probability (0.1 – 1.0%)

Zone 3 – High Probability (>1.0%)

The Environment Agency Flood Map identifies the site as being within Flood Zone 3, (High Probability) as detailed on the Environment Agency's Flood Zone Maps **without defences**, and as defined in Table 1 of NPPF.

Table 1: Flood Zones Definition (Ignoring the presence of defences)

Flood Zone 3- High Probability
Definition Land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. The water-compatible and less vulnerable uses of land are appropriate in this zone. The highly vulnerable uses should not be permitted in this zone. The more vulnerable and essential infrastructure uses should only be permitted in this zone if the Exception Test is passed. Essential Infrastructure permitted in this zone should be designed and constructed to remain operational and safe for uses in times of flood. Flood Risk Assessments requirements All proposals in this zone should be accompanied by a Flood Risk Assessment. Policy aims. Developers and local authorities should seek opportunities to: • reduce the overall level of flood risk in the area through the layout and form of the development and the appropriate application of sustainable drainage techniques. • relocate existing development to land with a lower probability of flooding. • create space for flooding to occur by allocating and safeguarding open space for flood storage.

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed development comprises the erection of horse stables and a menage. The development constitute essential facilities in conjunction with a use of land for outdoor recreation. Table 2: Flood Risk Classification, set out in Planning Practice Guidance, classifies essential facilities for outdoor sport and recreation as being "water compatible" development. Land and buildings used for agriculture and forestry, i.e., livestock buildings, are categorised as being "less vulnerable".

Whether classified as "Less Vulnerable" or "Water Compatible", Table 3: Flood Risk Vulnerability Classification makes clear that the erection of stables is an appropriate form of development within Flood Zone 3a, and there is no requirement to apply the Exception Test.

Table 2: Flood Risk Vulnerability Classification

Less Vulnerable
• Police ambulance and fire stations that are not required to be operational during flooding. • Buildings used for shops, financial, professional, and other services, restaurants and cafes, hot food takeaways, offices, general industry, storage and distribution, non- residential institutions not included in "more vulnerable" and assembly and leisure. • Land and buildings used for agricultural and forestry. • Waste treatment (except land fill and hazardous waste facilities). • Minerals working and processing (except for sand and gravel working). • Water treatment works that do not need to remain operational during times of flood. • Sewage treatment works (if adequate measures to control pollution and manage sewage during flood events are in place).

Water Compatible

- Flood control infrastructure.
- Water transmission infrastructure and pumping stations.
- Sewage transmission infrastructure and pumping stations.
- Sand and gravel working.
- Docks, marinas, and wharves.
- Navigation facilities. • Ministry of Defence, defence installations.
- Ship building, repairing, and dismantling, dockside fish processing and refrigeration and compatible activities requiring a waterside location.
- Water-based recreation (excluding sleeping accommodation).
- Lifeguard and coastguard stations.
- Amenity, open space, nature conservation and biodiversity, outdoor sports and recreation and essential facilities such as changing rooms.
- Essential ancillary sleeping or residential accommodation for staff required by uses in this category, subject to a specific warning and evacuation plan.

Site Levels

From Lidar 2m DTM levels to OS datum the existing site for the menage is roughly a flat rectangle, average level 3.05mODN. The ground levels for the stable blocks average 3.00mODN with the road level at the site entrance at 3.40mODN.

DRAINAGE AUTHORITIES

Environment Agency

The Environment Agency is responsible for reducing the risk of flooding from designated main rivers and from the sea.

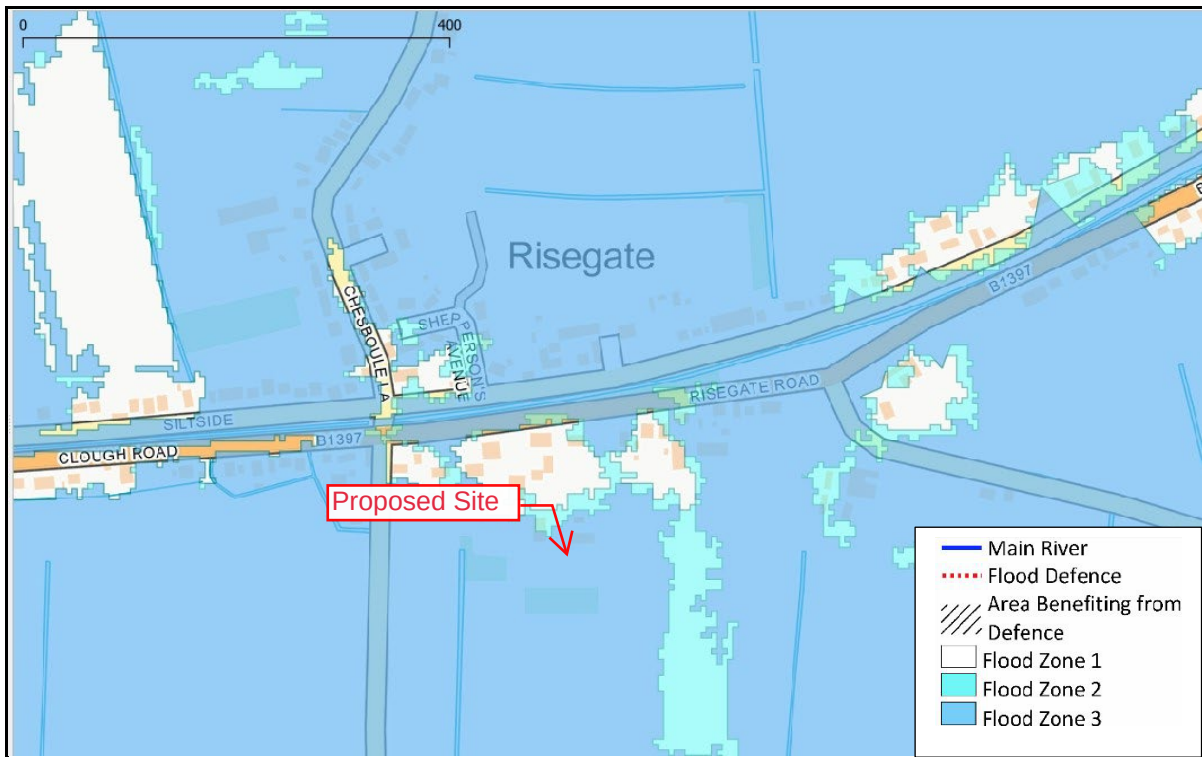
The following potential sources of flooding affecting the development site have been identified as:

- The River Glen (Fluvial)
- River Welland (Tidal)
- Welland & Deepings watercourses

The Flood Zone Maps identify river catchments over 3 sq. km. These maps are a theoretical estimate of areas that could be inundated should no defence exist. In practice, current standards of protection would result in flood envelopes substantially less than shown by these maps. The maps make no allowance for local, site-specific features.

Flood Zones

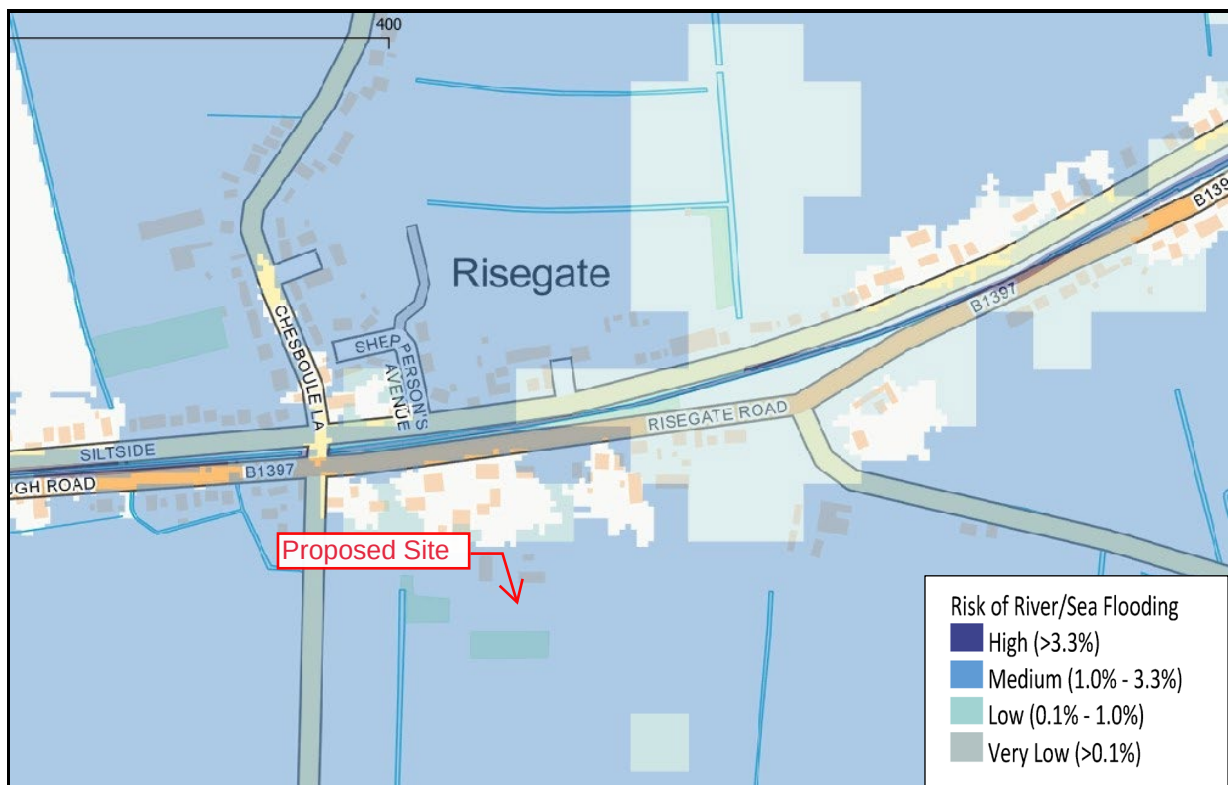
These maps show that the site is considered at risk from tidal/fluvial flooding as it is all located within an area zoned as Flood Zone 3. The maps indicate that the area would be flooded without flood defences, which are in place, (with an annual probability of more than 0.5% i.e., return frequency of less than 1 in 200 years for tidal flooding or more than 1.33% return frequency of less than 1 in 100 years for fluvial flooding).



Flood Map for Planning Map (Source EA)

Risk of Flooding from Rivers & Sea

The Risk of flooding from Rivers and Sea shows that the site is at very medium risk of flooding. Medium means that each year, this area has a chance of flooding of between 0.1% - 1.0%. This takes into account the effect of any flood defences that may be in this area. Flood defences reduce, but do not completely stop the chance of flooding as they can be overtopped or fail.



Risk of Flooding from Rivers & Sea Map (Source EA)

Tidal Flooding

The Environment Agency has confirmed that the site is not subject to any tidal flooding.

River Glen

The River Glen lies some 3.3km to the south of the site. The existing fluvial defences reducing the risk of flooding from main river to this site consist of earth embankments. They are in fair condition and reduce the risk of flooding (at the defence) to a 1% (1 in 100) chance of occurring in any year. The Environment Agency inspect these defences routinely to ensure potential defects are identified.

Taking the precautionary approach, the Hazard Rating following a breach which in Flood Risk Assessment (FD 2320) Guidance for New Development Phase 2 R& D Technical Report these are classified as low <0.75, moderate 0.75-1.25, significant 1.25-2.50 and extreme >2.50 based upon an empirical measure of velocity and depth.

$$HR = d \times (v + 0.5) + DF$$

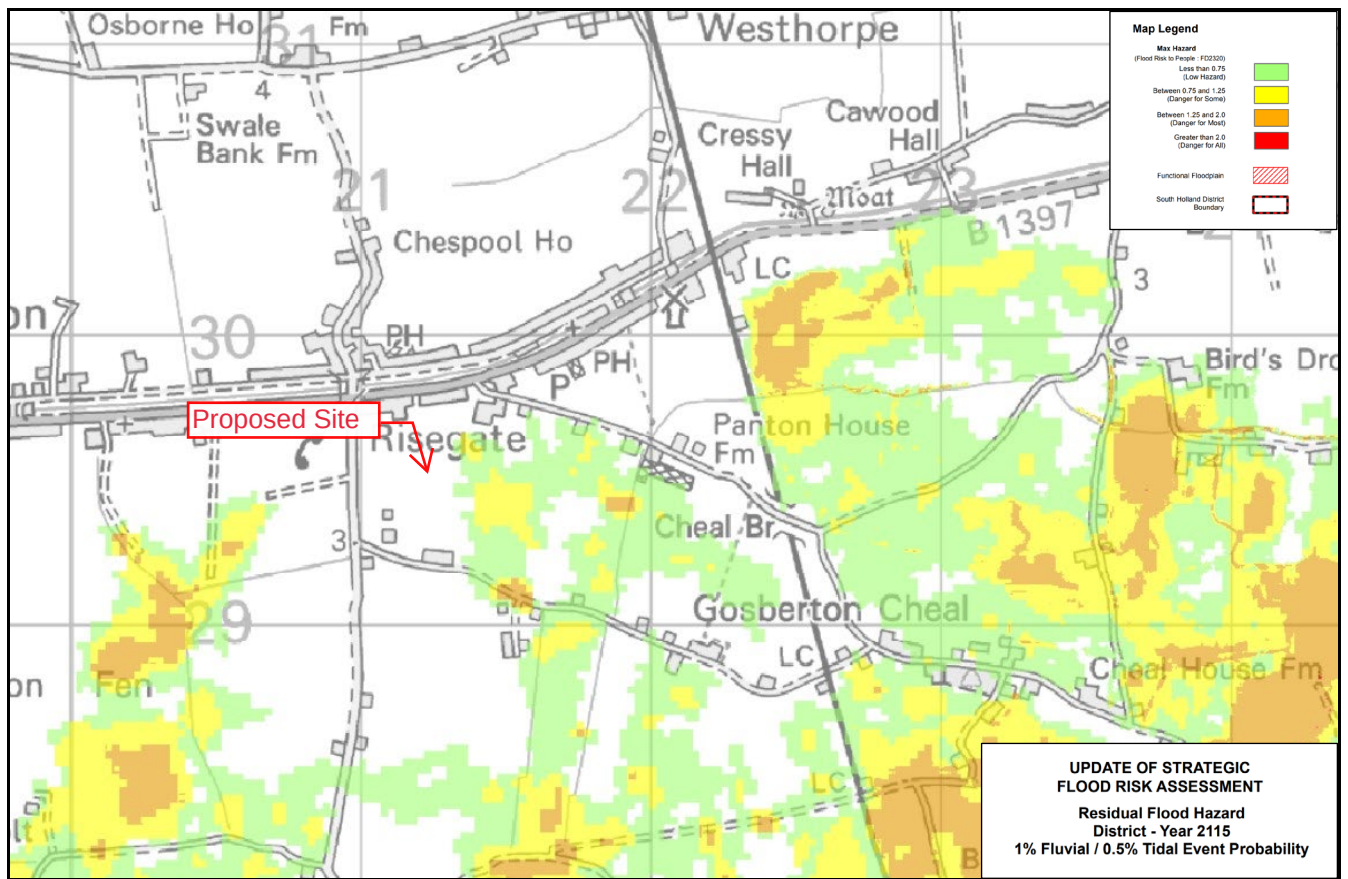
Where V = Flood flow velocity (m/sec) D = Flood depth (m)

DF = A debris factor included to represent the greater damage, or risk of injury to people, that can occur if debris is swept along with the water. = 0.5 for depths <0.25 or 1.0 for depths.

For the degree of Flood Hazard to be classified as low HR must be <0.75

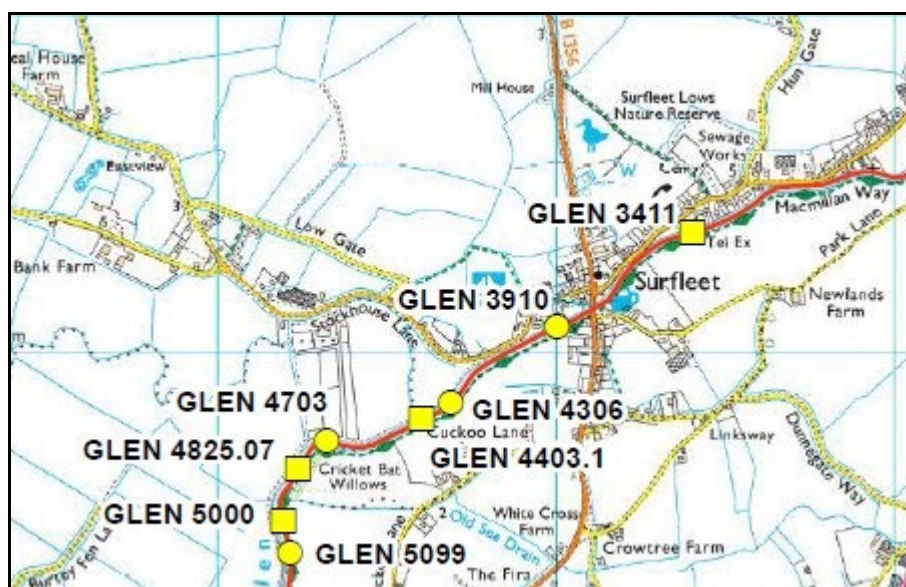
Flood Hazard			Description
	<0.75	Low	Caution – Flood Zone with shallow flowing water or deep standing water.
	0.75 – 1.25	Moderate	Danger for Some - (i.e. children) Danger Flood Zone with deep or fast flowing water.
	1.25 – 2.0	Significant	Danger for Most – Danger Flood Zone with deep fast flowing water.
	>2.0	Extreme	Danger for All – Extreme Danger Flood Zone with deep fast flowing water.

The 2017 Update to SHDC, SFRA provided Tidal & Fluvial Hazard Mapping, for the district, following a breach to the defences. The present-day and the climate change maps for the Residual Flood Hazard, Depth and Velocity District –1% fluvial and 0.5% Tidal Event Probability show that the site where the proposed development is to be located is within an area of no hazard.



SHDC Residual Flood Hazard District 2115 Map

The following flood levels have been taken from data for node points on the River Glen, shown on the Node Map, supplied by the Environment Agency from the Welland Catchment Strategic 2016 model.



Node Map

Fluvial Flood Levels (mODN)

The fluvial flood levels for the model nodes shown on the attached map are set out in the table below. They are measured in metres above Ordnance Datum Newlyn (mODN).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Water Levels (mODN)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	0.5% (1 in 200)	0.1% (1 in 1000)	1% (1 in 100) inc 20% Climate Change	0.1% (1 in 1000) inc 20% Climate Change
GLEN 3910	524998	328075	3.96	4.11	4.18	4.23	4.21	4.24	4.25	4.26	4.31	4.39	4.78	4.81
GLEN 4306	524683	327849	3.97	4.12	4.20	4.25	4.23	4.25	4.26	4.27	4.33	4.41	4.78	4.81
GLEN 4703	524318	327739	3.97	4.12	4.20	4.27	4.24	4.27	4.28	4.28	4.33	4.41	4.78	4.81
GLEN 5099	524209	327404	3.97	4.12	4.21	4.28	4.25	4.28	4.30	4.30	4.34	4.43	4.79	4.83

Fluvial Flood Flows (m³/s)

The fluvial flood flows for the model nodes shown on the attached map are set out in the table below. They are measured in metres cubed per second (m³/s).

Node Label	Easting	Northing	Annual Exceedance Probability - Maximum Flows (m³/s)											
			50% (1 in 2)	20% (1 in 5)	10% (1 in 10)	5% (1 in 20)	3.33% (1 in 30)	2% (1 in 50)	1.33% (1 in 75)	1% (1 in 100)	0.5% (1 in 200)	0.1% (1 in 1000)	1% (1 in 100) inc 20% Climate Change	0.1% (1 in 1000) inc 20% Climate Change
GLEN 3411	525397	328355	35.66	38.51	40.74	42.95	43.11	44.85	44.86	45.93	48.32	56.83	55.20	64.07
GLEN 4403.1	524597	327804	31.32	34.08	35.50	37.63	38.57	39.38	40.25	40.71	43.78	52.53	49.93	59.59
GLEN 4825.07	524234	327657	29.64	32.51	34.17	36.26	37.11	37.93	38.54	39.24	42.35	51.09	47.82	58.10
GLEN 5000	524188	327501	29.07	32.05	33.73	35.87	36.63	37.45	38.08	38.76	41.88	50.68	47.24	57.68

With the site being some 3.3Km north of the river the site would not be affected by a breach to the river flood defences . This is confirmed by the climate change maps for the Residual Flood Hazard, Depth and Velocity District –1% fluvial and 0.5% Tidal Event Probability (SHDC SFRA update) which shows that the site, where the proposed development is to be located, is within an area of no hazard.

Finished Floor Levels

It is not considered necessary to provide any additional measures against flooding as they impair the safety and welfare of the horses by lifting floor levels and creating unnecessary steps within the construction. It is therefore proposed that the ground floor level for the stables and the menage will be level with the existing average ground level.

South Holland District Council

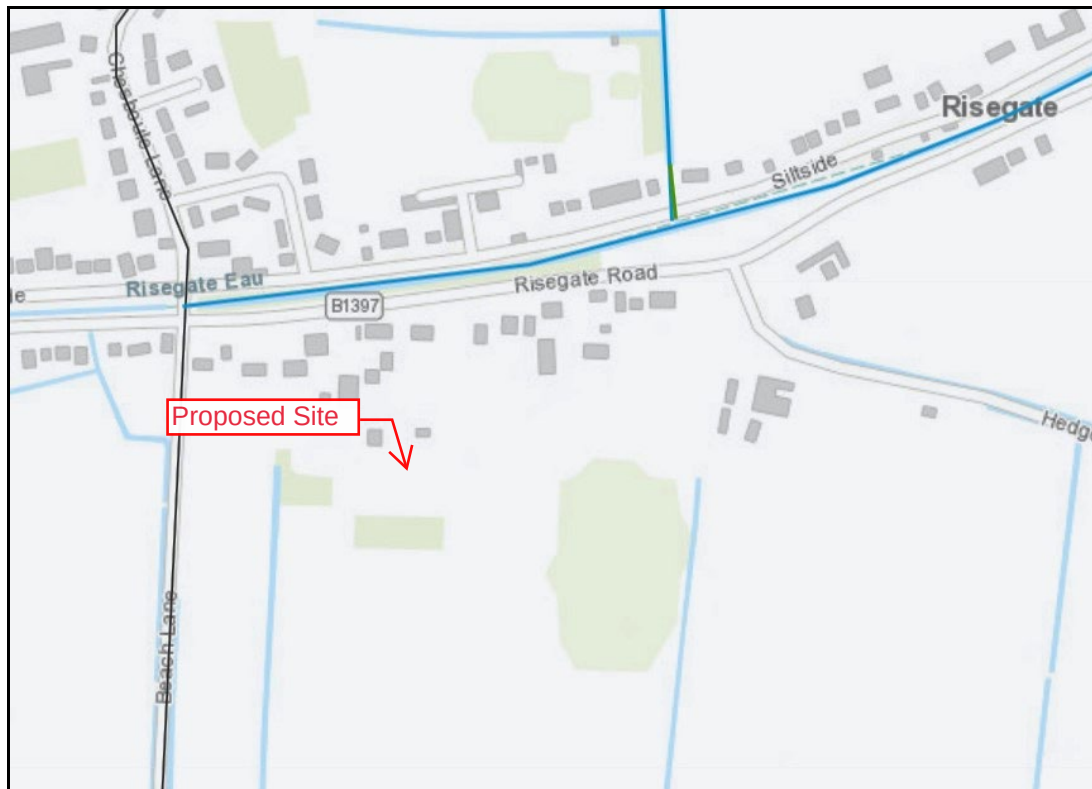
In order to inform the process of risk assessment and site selection the District Council commissioned Haskoning UK Ltd Consultants to prepare a Strategic Flood Risk Assessment in December 2002.They have carried out an update of this report and this report was published in January 2010 and this was further updated in February 2017.

This Flood Risk Assessment has taken the results of the (2017) updated South Holland Strategic Flood Risk Assessment (SHSFRA) into account in its findings.

The whole of the tidal flooding information has been replaced by the mapping from the latest Environment Agency Tidal Hazard mapping. Where the mapping for an area contains both fluvial and tidal components, the more severe of the two has been presented.

Welland & Deepings Internal Drainage Board

The proposed development site is located within the catchment area of Welland & Deepings Internal Drainage Board. The Board is responsible to operate and maintain the arterial fluvial system.



Welland & Deepings IDB Drainage Map

The site is within Board's catchment Risegate Eau and the nearest watercourse to the site is Drain No63 located to the north of the site alongside the B1397.

The Board's prior written consent will be required for any of the following works:

- No person without the previous consent of the Board shall erect any building or structure, whether temporary or permanent, or plant any tree, shrub, willow or other similar growth within 9 metres of the landward toe of the bank where there is an embankment or wall or within 9 metres of the top of the batter where there is no embankment or wall, or where the watercourse is enclosed within 9 metres of the enclosing structure.
- No person shall, without the previous consent of the Board, for any purpose, by means of any channel, siphon, pipeline or sluice or by any other means whatsoever, introduce any water into the District or, whether directly or indirectly, increase the flow or volume of water in any watercourse in the District.
- The erection or alteration of any mill dam, weir or other like obstruction to the flow, or erection or alteration of any culvert within the channel of a riparian watercourse.

FLOODING FROM OTHER SOURCES

Flooding is a natural process and can happen at any time from sources other than watercourses and the sea.

- Flooding from land can occur from intense rainfall, often over short duration of time that is unable to soak into the ground or enter the drainage system. However, with the natural topographic nature of the ground being flat, with no high ground around the site this will not cause any rapid inundation of the site and is likely only lead to local ponding of shallow depth and low velocity. It is concluded that flooding from this source is limited to minor isolated cases and is not of strategic significance as regards to flood risk.
- Groundwater flooding occurs when groundwater levels increase sufficiently for the water table to intersect the ground surface. Groundwater flooding can occur in a variety of geological settings including valleys, in areas underlain by chalk, and in river valleys with thick deposits of alluvium and river gravels. The area is not known to suffer from any groundwater problems.
- Flooding from sewers can occur from overloading from heavy rainfall caused by blockages or having inadequate capacity.
- Non-natural or artificial sources of flooding such as reservoirs, lakes, or canals where water is stored above natural ground level could cause flooding if the structure fails or is over topped. There are no known sources within the vicinity of the site.

RESIDUAL RISKS

There is always a possibility of a flood more than that allowed for which might conceivably cause some flooding to the properties. However, such an event would have a very low probability and the risk of flooding to the property would be extremely small. It is therefore considered that the residual risks associated with flooding are not significant.

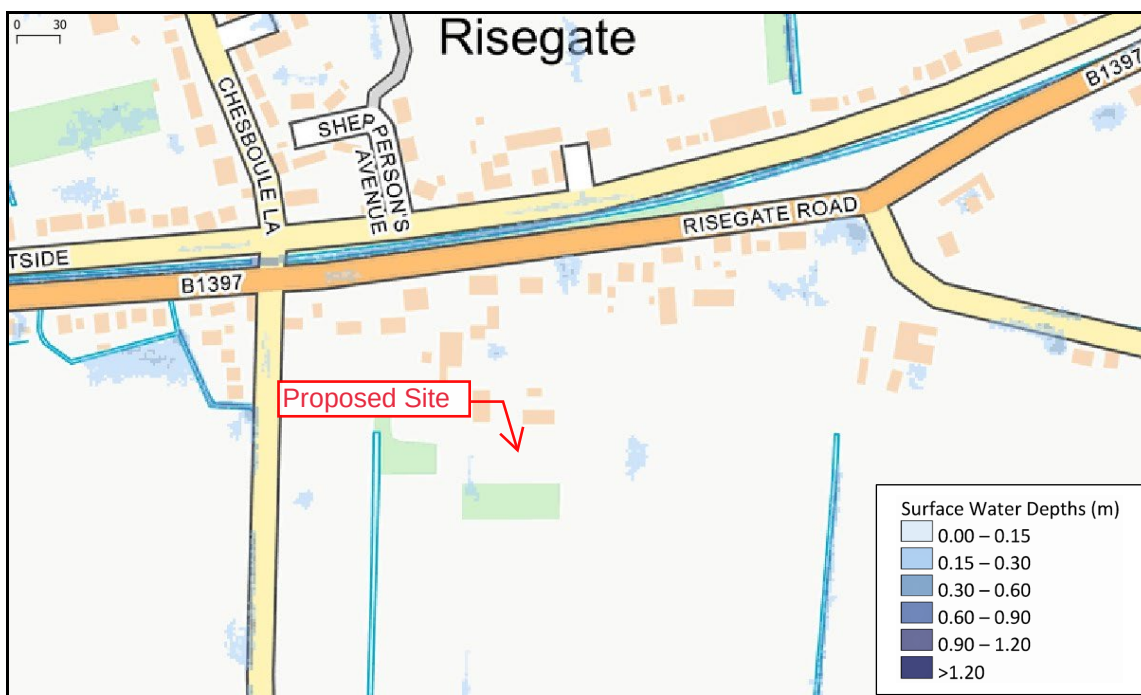
SURFACE WATER FLOODING

The proposed development site is shown on the Low-Risk scenario Surface Water flood maps, for the 1 in 1000-year event, not to be affected from surface water flooding.

The maps for surface water and revised maps for river and sea flooding define the risk as High, Medium, Low and Very Low. The chance of flooding for the area defined in any given year is shown below:

- **High:** greater than 1 in 30 (3.3%).
- **Medium:** between 1 in 100 (1%) and 1 in 30 (3.3%).
- **Low:** between 1 in 1000 (0.1%) and 1 in 100 (1%).
- **Very Low:** less than 1 in 1000 (0.1%)

Unlike the fluvial mapping, which is based on a detailed hydraulic model, this mapping is based purely on applying rainfall to a digital terrain model. As such this mapping serves to represent a worst-case scenario which may well overstate the actual probability of flooding in this area with low depressions shown to be affected.



Risk of Flooding from Surface Water Map (Source EA)

There is a caveat contained in the Environment Agency “What is the Risk of Flooding from Surface Water Map Report version 2.0, April 2019, as to the use of these maps, which states that:- *“the map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding and to what extent.”*

SEQUENTIAL APPROACH

When applying the sequential approach for flood risk in accordance NPPF the site of the development would fall into Flood Zone 3 (High Probability) as the site is shown to be within the flood plain as shown on the Environment Agency’s Flood Map (without defences in place).

The Environment Agency categorise land into one of three Flood Zones.

- Flood Zone 1 is land outside the 0.1% floodplain (with a chance of flooding of less than 0.1% chance in any given year)
- Flood Zone 2 is land that falls between the 1 in 100-year extent and the 1 in 1000-year extent (a chance of flooding between 1% and 0.1% in any given year)
- Flood Zone 3a is land which falls within the 1 in 100-year flood extent (has a 1% chance of a flood occurring in any given year).

Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed development use is classified as either, “Less Vulnerable” or “Water Compatible” with Table 1 of NPPG stating that such uses are

appropriate in this zone (as summarised in Table 3 NPPG).

Table 3: Flood Risk Vulnerability and Flood Zone ‘Compatibility’

Flood Risk Vulnerability Classification		Essential Infrastructure	Water Compatible	Highly Vulnerable	More Vulnerable	Less Vulnerable
Flood Zone	Flood Zone 1	✓	✓	✓	✓	✓
	Flood Zone 2	✓	✓	Exception Test Required	✓	✓
	Flood Zone 3a	Exception Test Required	✓	✗	Exception Test Required	✓
	Flood Zone 3b Functional Floodplain	Exception Test Required	✓	✗	✗	✗

Sequential Test and Exceptions Test

NPPF Guidance Paragraphs 155 - 173 requires development within high areas of flood risk be determined using a sequential risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account the impacts of climate change.

The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The NPPF states that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower probability of flooding. It is important to note that the Sequential Test does not specifically mean that sites such as this cannot be developed, rather that sites at less risk should be developed first.

The South East Lincolnshire Strategic Flood Risk Assessment (March 2017) (SFRA) is the basis for applying the Sequential Test. This concludes that the vast majority of South Holland District is in Flood Zones 2 and 3. Therefore, consistent with wider sustainability objectives, it is not realistically possible to direct all development to zones with a lower probability of flooding. As such, the document outlines a methodology whereby the SFRA hazard and depth maps (in that order) are to be utilised when determining flood risk and applying the sequential test.

Using this methodology, it is possible to use the information to steer development towards the areas of lower flood risks as advised within Section 14 of the NPPF. In terms of flood risk, the application site is situated in Environment Agency Flood Zone 3. Therefore, the proposed development would appear to be situated in a high flood risk area. However, the South East Lincolnshire Strategic Flood Risk Assessment (March 2017) shows that the site falls within a "No Hazard" zone and at no risk from flooding.

The proposed menage and erection of stables is considered to be acceptable in terms of flood risk. In this case there is no need to apply the sequential or exceptions test as the proposals are acceptable in open countryside.

This flood risk assessment demonstrates that the development will be safe for its lifetime and it will not increase flood risk elsewhere.

CLIMATE CHANGE

Global warming is now recognised that it is likely to affect the frequency and severity of extreme events as both tidal and fluvial flooding. The Climate change allowances in the NPPF Guidance was updated on the 20th of July 2021.

Peak River Flow Allowances

For flood risk assessments use the Management Catchment Climate Changes for the peak river flow map. Management catchments are sub-catchments of River Basin Districts.

The site is located within the Welland Management Catchment within the Anglian River Basin District, for sites within Flood Zone 2 or 3a and for “More Vulnerable” land uses, the Central allowances figures, in the Table below, should be used.

The results have a climate change increase of 20% added to the peak river flows whereas the updated guidance (20 July 2021) the Central allowance (17%) should be used for “More Vulnerable” uses in flood zone 3a should be added for developments in Anglian RBD/ Welland management catchment. The 3% decrease difference will have little effect on the flood level at the site.

Peak River flow allowances within the Management Catchment Allowances				
River Basin District /Management Catchment	Allowance category	Total potential change anticipated for '2020s'. (2015 to2039)	Total potential change anticipated for '2050s'. (2040 to2069)	Total potential change anticipated for '2080s'. (2070 to2115)
Anglian/ Welland	Upper End	22%	26%	57%
	Higher Central	10%	10%	28%
	Central	5%	10%	17%

The effect of global warming on peak rainfall allowances is given in Table 1.

Table 1 Peak Rainfall Intensity

Table 1 Peak rainfall intensity allowance in small and urban catchments (1961 to1990 baseline)			
Applies across all of England	Total potential change anticipated for 2010 to 2039	Total potential change anticipated for 2040 to 2059	Total potential change anticipated for 2060 to 2115
Upper End	10%	20%	40%
Central	5%	10%	20%

The annual sea rise due to climate change is given in NPPF and the recommended contingency allowances are stated in Table 2.

Table 2 Peak Sea Level Rise

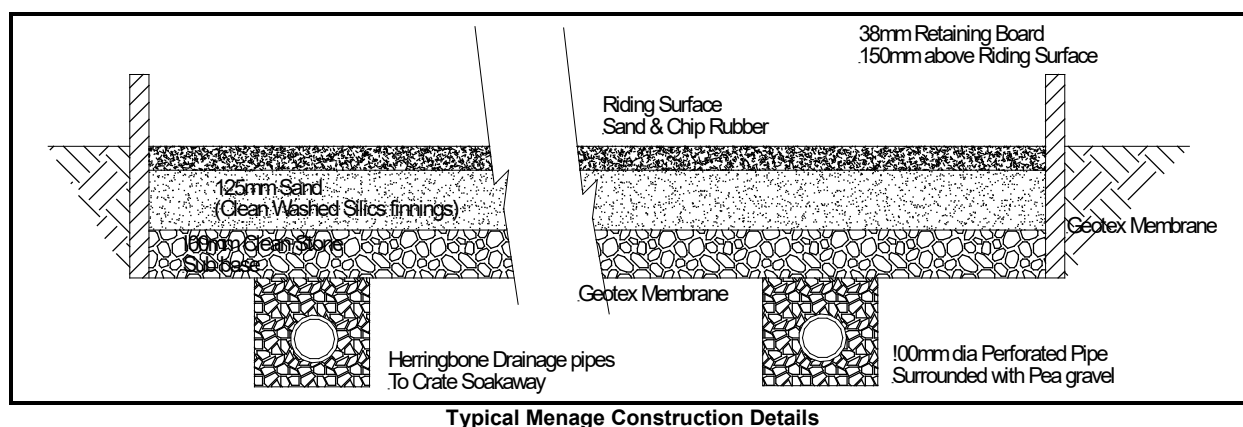
Table 2 Peak Sea level allowance for each epoch in (mm) per year with cumulative sea level rise for each epoch in brackets (use 1981 to 2000 baseline)						
Area of England) (Use River Basin	Allowance	2000 to 2035	2036 to 2065	2066 to 2095	2096 to 2125	Cumulative Rise 2000 to 2125 (m)
Anglian	Higher Central	5.8 (203mm)	8.7 (261mm)	11.6 (348mm)	13 (390mm)	1.20m
Anglian	Upper End	7 (245mm)	11.3 (339mm)	15.8 (474mm)	18.1 (543mm)	1.6m

DRAINAGE STATEMENT

Surface Water Drainage

This drainage statement, for the site, proposes to utilise infiltration techniques to reduce the storm water discharge from the proposed development and to minimise the impact of the development on the surrounding area and to comply with guidelines, which require at least one workable solution for managing surface water.

Rainwater from the roof of the stable block will be harvested for reuse. The menage will be constructed, as detailed below, to allow rainwater to discharge to a soakaway percolate into the ground.. Suitable membranes will be installed to keep the various layers from combining.



The driveway and parking areas already exist.

Foul Water Drainage

Manure generated in the stables will be collected, stored in a clamp, arrangements in place for all waste to be collected by a local farmer and disposed of regularly to farmland as a fertiliser. No storage will take place within 20 meters of any watercourse.

FLOOD RESILIENCE CONSTRUCTION

Any impact of damage to the properties can be foreseen and mitigated against by relatively simple design and construction techniques. There are two forms of flood protection works: -

- **Flood-resistance or proofing works-** these try to reduce the amount of water entering a building.
- **Flood-resilient works:** - these reduce the amount of damage caused by water entering the building.

The proposed development will have the following resilient measures incorporated in the construction in accordance with “Improving the flood performance of new buildings” CLG (2007).

- Water, electricity, and gas meters: should be located above the predicted flood level. Electrical services: electrical sockets, heating systems: boiler units and ancillary devices should be installed at least 500mm above the ground floor level to minimise damage to electrical services. Electric ring mains should be installed at high level with drops to ground floor sockets and switches.
- The ground floor for the stables to be constructed with a solid concrete floor with no voids beneath and no low-level wall vents.
- Where possible, all service entries to the stables should be sealed (e.g., with expanding foam or similar closed cell material). Closed cell insulation should be used for pipes which are below the predicted flood level.
- As this site is in an area that is capable of receiving flood warnings from the Environment Agency Floodline Warning Direct system. It is recommended that the property owners contact the Environment Agency’s Floodline on **0345 988 1188** to register the property to receive advance warning of flooding by telephone, mobile, fax, SMS text, email or pager. The Environment Agency aim to issue a ‘severe flood warning’ approximately 2 hours before existing defences are overtopped.

CONCLUSION

- The site does have the protection of flood defences which are well maintained by the Environment Agency.
- The proposed site for the proposed stable block and menage are shown to be within Flood Zone 3 ‘High Probability’ as detailed on the Environment Agency’s Flood Zone Maps without defences. However, the site is shown on the SHDC Residual Flood Hazard, Depth and Velocity District –1% fluvial and 0.5% Tidal Event Probability not to be within a hazard area following a breach to the defences.
- It is not considered necessary to provide any additional measures against flooding as they impair the safety and welfare of the horse by lifting floor levels and creating unnecessary steps within the construction. It is therefore proposed that the ground floor level for the stables and the menage will be level with the existing average ground level.
- The Flood Risk Vulnerability Classification in Table 2 of NPPG the proposed development is classified as “Less Vulnerable” and/or “Water Compatible”, with Table 1 of NPPG stating that such uses are

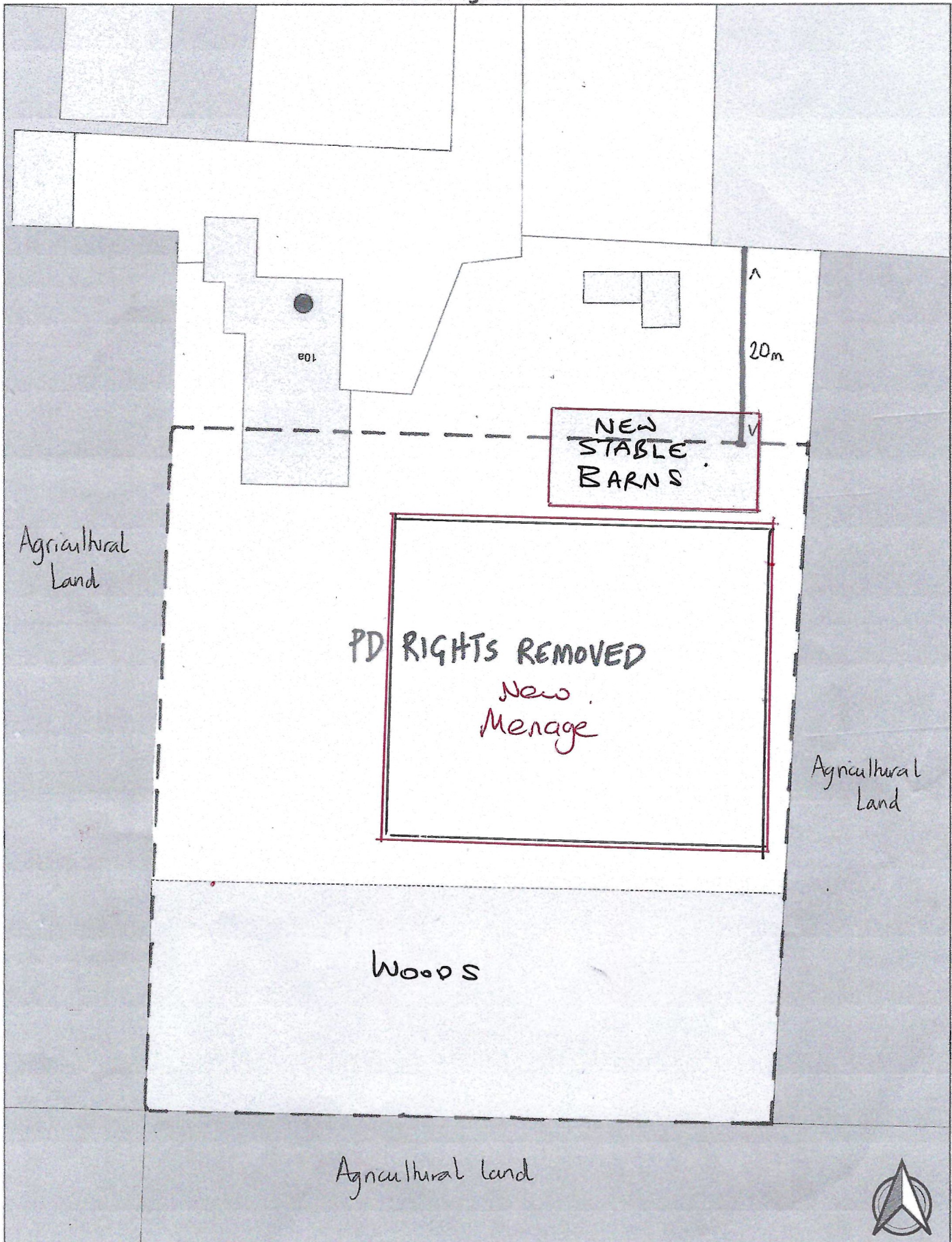
appropriate in this zone.

- Any impact of damage to the property can be foreseen and mitigated against by relatively simple design and construction techniques. They will be constructed using materials which are flood resilient construction as outlined in the report.
- Flooding from other sources is unlikely to affect the site.
- No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others. Following the guidelines contained within the NPPF, the proposed development is considered to be suitable, assuming appropriate mitigation is maintained for the lifetime of the development.
- It is therefore concluded that the proposed development can be constructed, safely and sustainably, to meet the requirements of the South Holland District Council Development Plan Policies, and the National Planning Policy Framework.

10a, Risegate Road, Gosberton, Spalding, PE11 4EZ

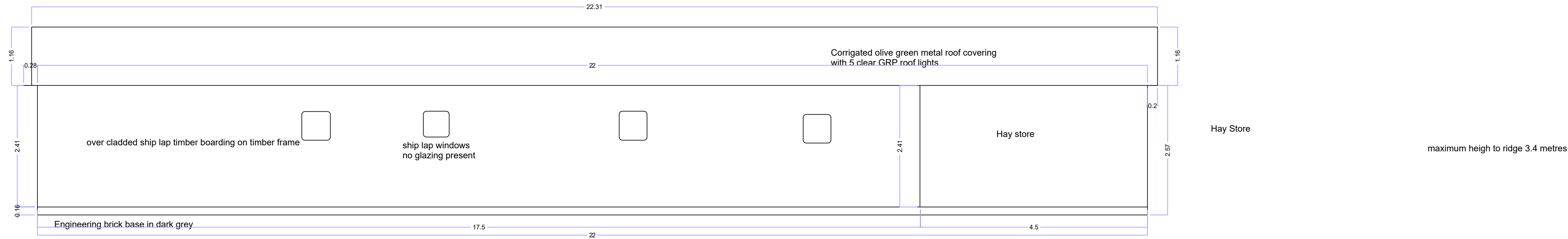


10a Risegate Road





Site:	9910 Administration Sq.	Drawing:	801506	Project:	0000416	Drawn:	Name	Notes:	
Title:	1 st Floor Office Remodel	Scale:	1/4"=1'0"	Date:	01/30/2017	Rev:	A		Acme Builders Corp 1234 Oak Road Yorktown, NY 10598



Site:	10a Risegate Road Gosberton Risegate PE11 4EZ.	Drawing: 3	Project: stable block	Drawn:MN Beehoo Name	Notes:	
Title:	side elevation viewed from North	Scale: 1:50	Date: 21/10/2023	Rev:		