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FLOOD RISK ASSESSMENT

SITE ADDRESS:

'Altbrook' Ravens Bank, Holbeach Fen, Spalding, Lincs. PE12 8SP.

THE PROPOSAL:

The application is for outline planning permission with all matters reserved for a single replacement dwelling. It seeks to establish in principle that the existing single dwelling can be replaced by another.
It is proposed to replace an existing bungalow and outbuildings with a new dwelling to be build in a similar location to the existing.

FLOOD RISK TO THE DEVELOPMENT:

Although the environment agency flood maps indicate that the site is located within Flood Zone 3 and is therefore likely to flood in extreme situations. The South Holland Stategic Flood Risk Assessment prepared by Royal Haskoning and updated in January 2010 indicates that the site is located well away from any flood risk areas both at present and in the future, including Residual Risk Extent up to and including year 2115.

IN CONCLUSION:

The Royal Haskoning report indicates that this site is located in an area that is not in any significant danger from flooding, either from the sea or from rivers. The site is well away from any of the defined rapid inundation zones bordering the sea and major rivers and is not in a Residual Risk location. The occupant of the proposed dwelling should also register with the Environment Agency's free Floodline Warnings Direct service and this should be a condition in any planning consent for this site.