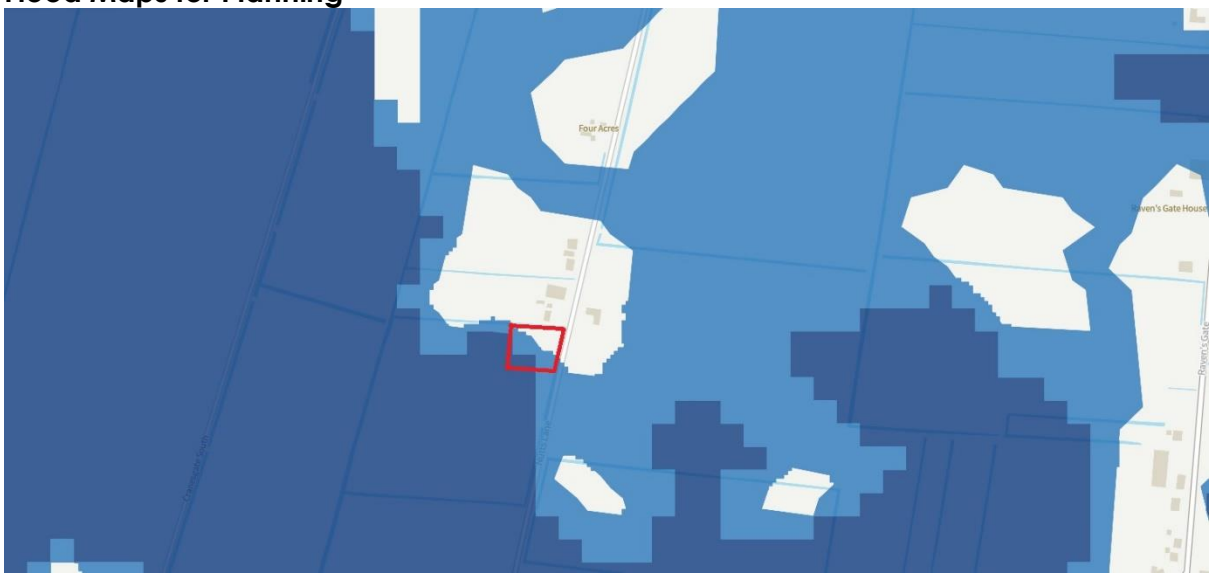
Flood Risk Statement for proposed innovation self-build home and annex on land off Nutts Lane, Holbeach St Johns

The application seeks approval for the provision of a self-build dwelling and annex on land off Nutts Lane, Holbeach St Johns.

Flood Maps for Planning

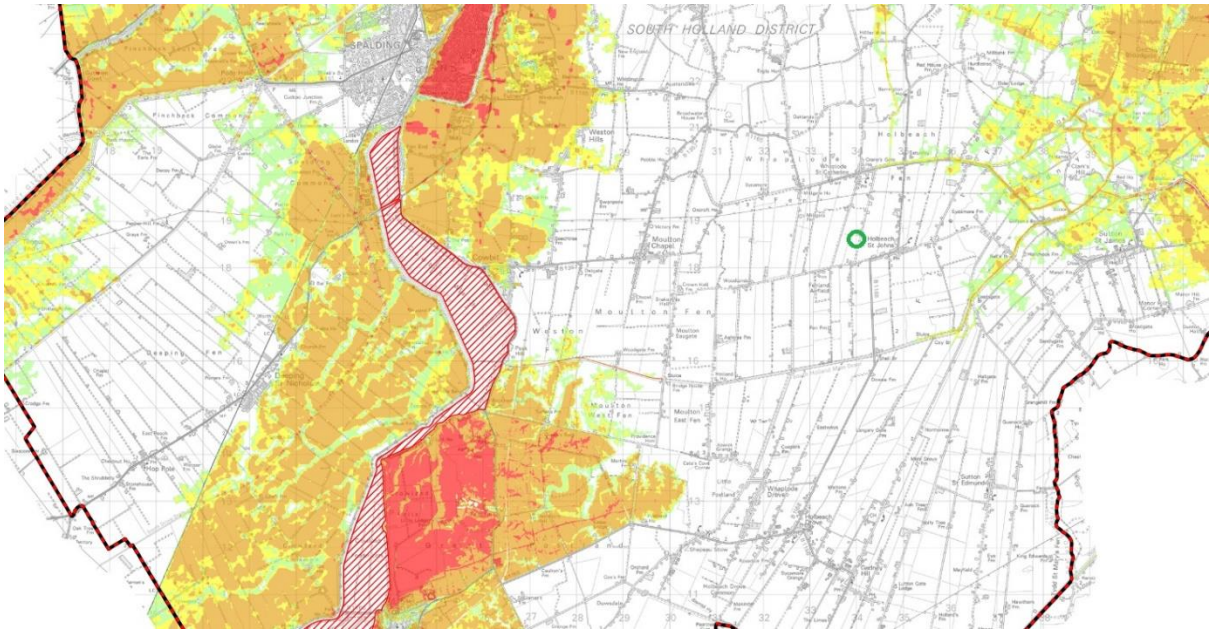


Extract Flood Maps for Planning Website

As can be seen from the extract above the site is located within Flood Zones 1, 2 and 3.

South Holland Strategic Flood Risk Assessment

Given the general level of flooding that is indicated for the South Holland District within the overall Flood Maps for Planning data a strategic flood risk assessment was commissioned as part of the development of the South East Lincolnshire Local Plan. An extract from the Strategic Flood Risk Assessment is illustrated below.



Extract from South Holland District Strategic Flood Risk Assessment – 2115 1% Fluvial, 0.5% Tidal Flooding Map (Site outlined in green)

As can be seen from the extract above the site and its surroundings are not subject to flooding.

Conclusion
Whilst it is accepted that the general Flood Maps for Planning do indicate that the site falls within Flood Zone 1, 2 and 3 the more accurate District SFRA shows that the site is in actual fact within Flood Zone 1 and not subject to flooding by any means.

On the basis of the above I can confirm that the site also passes the sequential test.

Recommendations
As the site is not subject to flooding no mitigation measures are required. However, it is proposed that the finished floor levels for both the house and annex should be set a minimum of 300mm of the crown of Nutts Lane.