

FLOOD RISK ASSESSMENT

PROPOSAL: RESIDENTIAL DEVELOPMENT

SITE: LAND TO THE REAR OF CRANMORE LANE, HOLBEACH, SPALDING, LINCOLNSHIRE, PE12 7HT.

FINDINGS: NO NEARBY WATERCOURSE TO HAVE ANY SIGNIFICANT RISK TO FLOODING. COASTAL FLOODING IS MEDIUM RISK AS SEA LEVELS CONTINUE TO RISE. WE HAVE GOOD DEFENCES BUT AS THE PROPOSED IS SITUATED IN A LOW LEVEL FLOOD PLANE, FLOODING IS A POSSIBILITY IN THE FUTURE.

RECOMMENDATION: WE RECOMMEND THE FINISHED FLOOR LEVEL TO THE NEW PROPERTY, SHOULD BE NOT LESS THAN 350mm ABOVE NEIGHBOURING PROPERTIES. ANY FURTHER INCREASE IN FLOOR LEVEL COULD CAUSE SURFACE WATER TO RUN OFF ONTO ADJOINING PROPERTIES BY HAVING A RAISED SITE. ALSO AS A PRECAUTION, A SUITABLE PLATFORM INTO LOFT SPACE IS RECOMMENDED, AS A SAFE HAVEN IN THE EVENT OF FLOODING. THIS IS IN ACCORDANCE WITH ENVIRONMENT REQUIREMENTS.