

FLOOD RISK ASSESSMENT STATEMENT



For

PROPOSED EXTENSION TO DWELLING

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At

**28 BALMORAL WAY
HOLBEACH
PE12 7RP**

For

Mr HOWARD JUNIPER

Director
A.J. Oglesby RIBA

Associate
C.L. Silvester
MCIAT

PLANNING APPLICATION ISSUE

Company Reg. No.
4419410

Flood Risk Statement

The address for the site is 28 Balmoral Way, Holbeach PE12 7RP and referring to the Environment Agency website on flood risk this is identified as being within flood zone 3. The flood map below confirms this.

The site area is 0.04 hectares.

The application is a first floor extension above the former garage of an existing dwelling to form an additional bedroom and ensuite. The vulnerability class of the site does not change from what already exists, and the proposed extension only introduces new sleeping accommodation at first floor level. On this basis no significant change is considered to have occurred that would be impacted upon by flood risk.

There are no works proposed at ground floor level.

Flood map for planning

Your reference	Location (easting/northing)	Created
A1787	537112/325237	30 June 2025 14:50

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

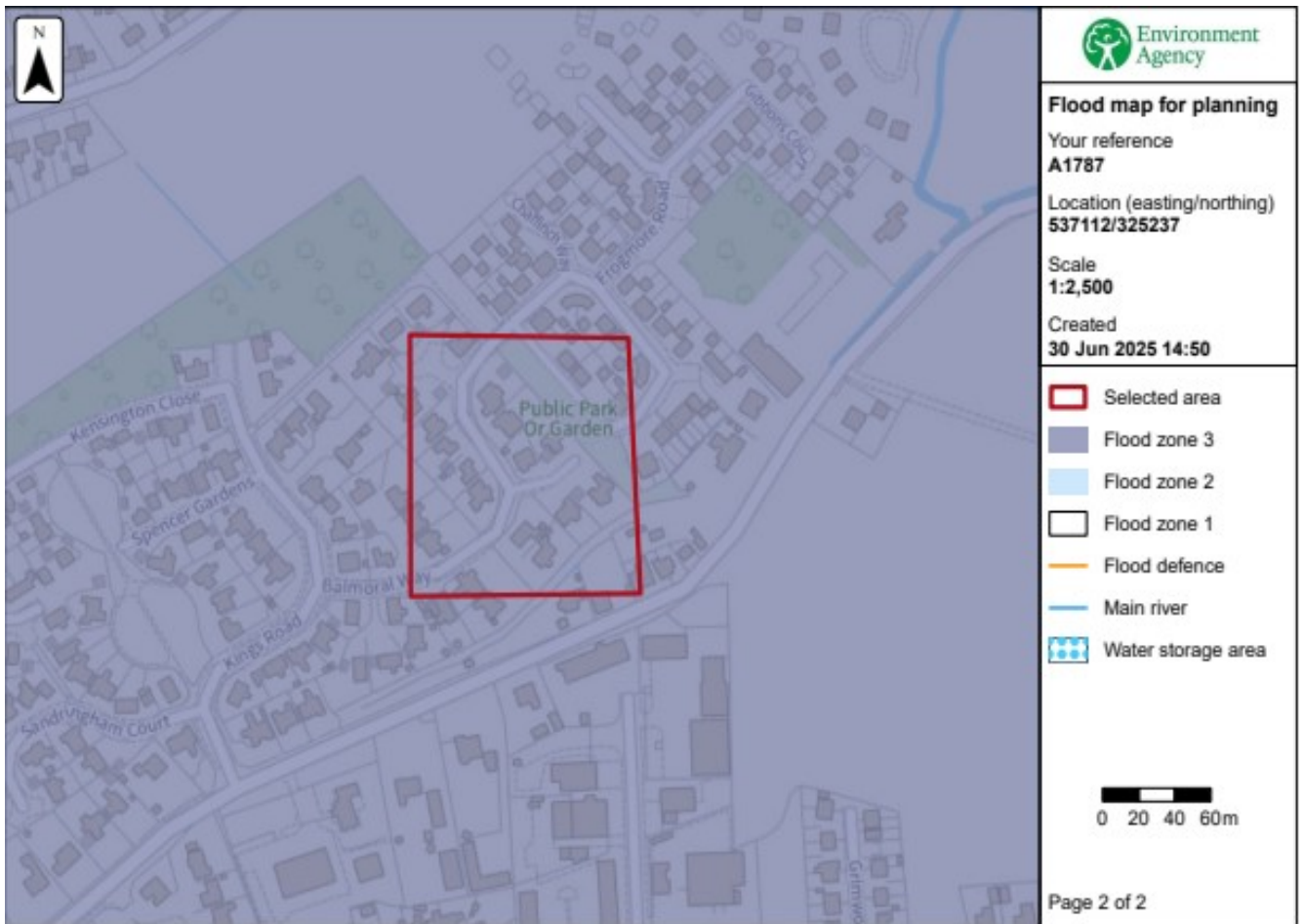
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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