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FLOOD RISK STATEMENT 15 HOSPITAL DROVE, LITTLE SUTTON, LONG SUTTON

This Flood Risk Statement has been prepared to describe the level of flood risk at the site and to demonstrate the proposed development will be safe for its lifetime.

Site Location	15 Hospital Drove, Little Sutton, Long Sutton, Spalding, Lincs, PE12 9EL. A Site Plan is attached.
Proposed Development	Minor extension (householder) – construction of an entrance porch and wc.
Flood Risk Vulnerability	There is no change to the flood risk vulnerability 'More Vulnerable'
Drainage / Watercourses	The site is within the Lutton Leam catchment of the South Holland IDB district. The Wash tidal defences along the Holbeach Marsh frontage are 6km from the site. The River Nene tidal defences are 3.2km to the north west.
Topography	The site is flat with ground levels typically between +3.4m OD and +3.5m OD.
Flood Zone	Flood Zone 3.
Surface Water Risk	The chance of surface water flooding at the site is low with depths to 0.2m.
Fluvial Flood Risk	The site is not at risk, the River Nene defences provide protection during the 1% AEP event with climate change.
Tidal Flood Risk	Due to the defences the site is not at risk during the 0.5% annual probability tidal event with climate change.
Tidal Breach	The site is at risk during a tidal breach. In 2115 the maximum flood depth is between 0.5m and 1.0m and the hazard rating is Danger for Most.
Flood Warning Area	Wash Frontage and the left bank of the Tidal River Nene from Wisbech to Holbeach St Matthew

The proposed development is a minor non-residential extension and the proposals are consistent with the Environment Agency's standing advice for minor extensions. The proposed floor level is no lower than existing floor levels.

The developer should ensure that the occupier of the dwelling is aware of the risk of flooding. The Environment Agency operates a flood warning system for areas at risk of flooding to enable householders, businesses, and landowners to protect life or take actions to manage the effect of flooding. The occupier of the dwelling should register to receive flood warnings.

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