



Architectural Design Services

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Flood risk assessment

Holmhurst, 24 Wisbech Road, Long Sutton
Spalding, PE12 9AG



Planning application for alterations to an existing outbuilding

Applicant : Ms K Streets

Jan 2025

Ref: FRA.188-03

Introduction

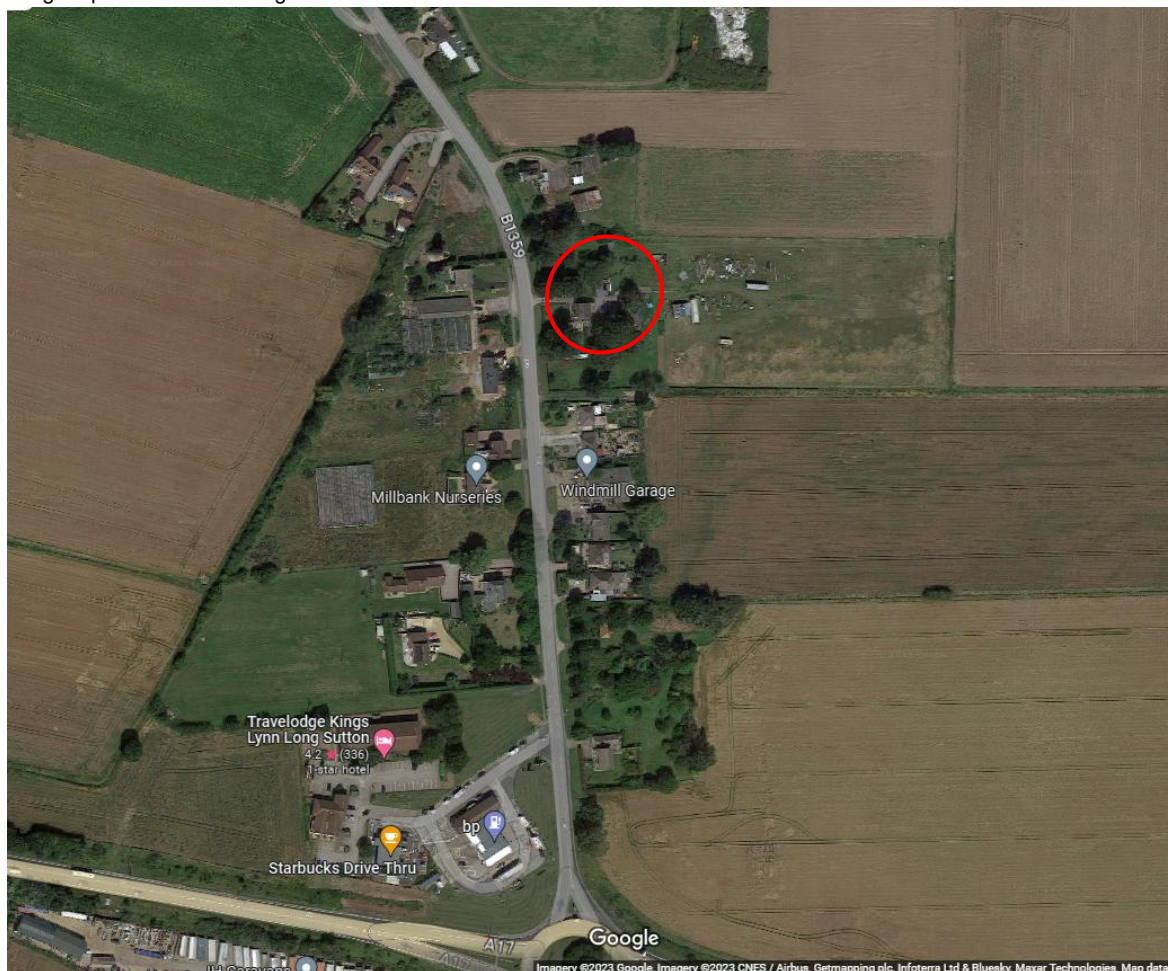
This Flood risk assessment has been prepared in support of a householder planning application for permission for alterations to a rebuilt, previously demolished outbuilding.

The proposals are to reduce the existing outbuilding in height to single storey

Estimated Flood Levels

Location

Image reproduced from Google

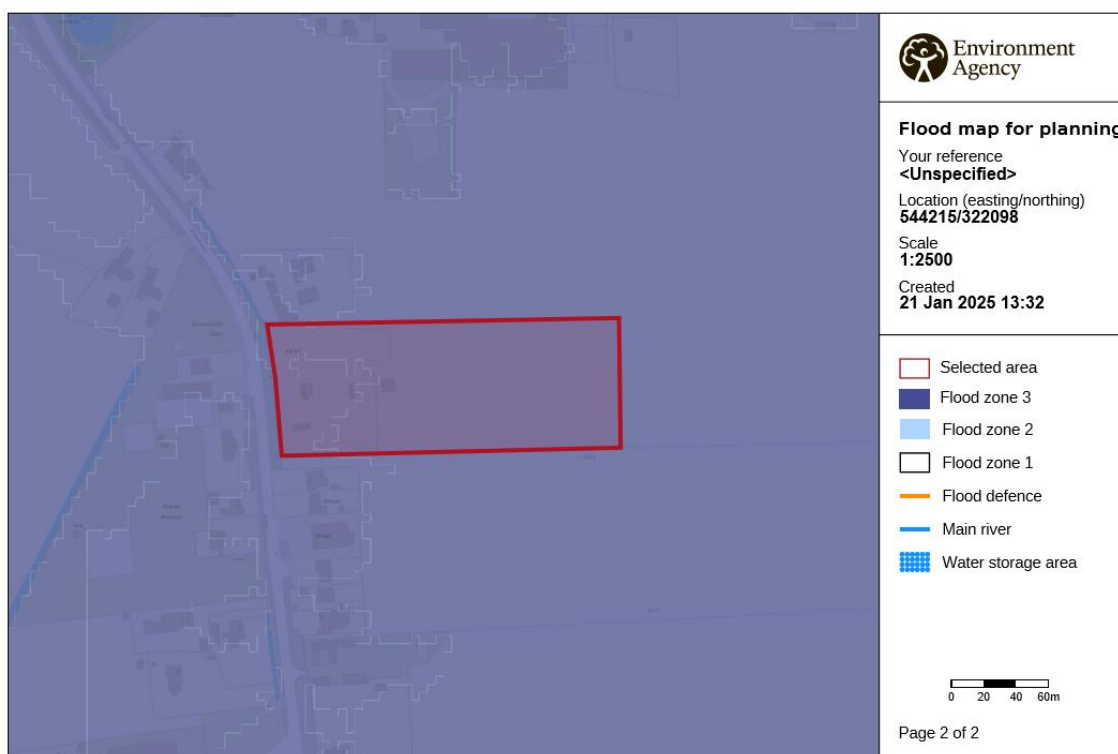


The National Grid Reference of the site is TF 44133 22096

The site is adjacent to the B1359, Wisbech Road, south east of Long Sutton, a market town in the South Holland district of Lincolnshire, England. It lies in The Fens, close to the Wash, 13 miles east of Spalding.

Flood Maps

The following extracts are from gov.uk flood maps for planning.
Flood Zone 3 – Risk of flooding from rivers and the sea



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Long Term Flood Risk

1/21/25, 1:57 PM

Your long term flood risk assessment - Check your long term flood risk - GOV.UK

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24, WISBECH ROAD, LONG SUTTON, SPALDING, PE12 9AG

Rivers and sea risk **Low risk**
Low risk means that this area has a chance of flooding of between 0.1% and 1% each year.

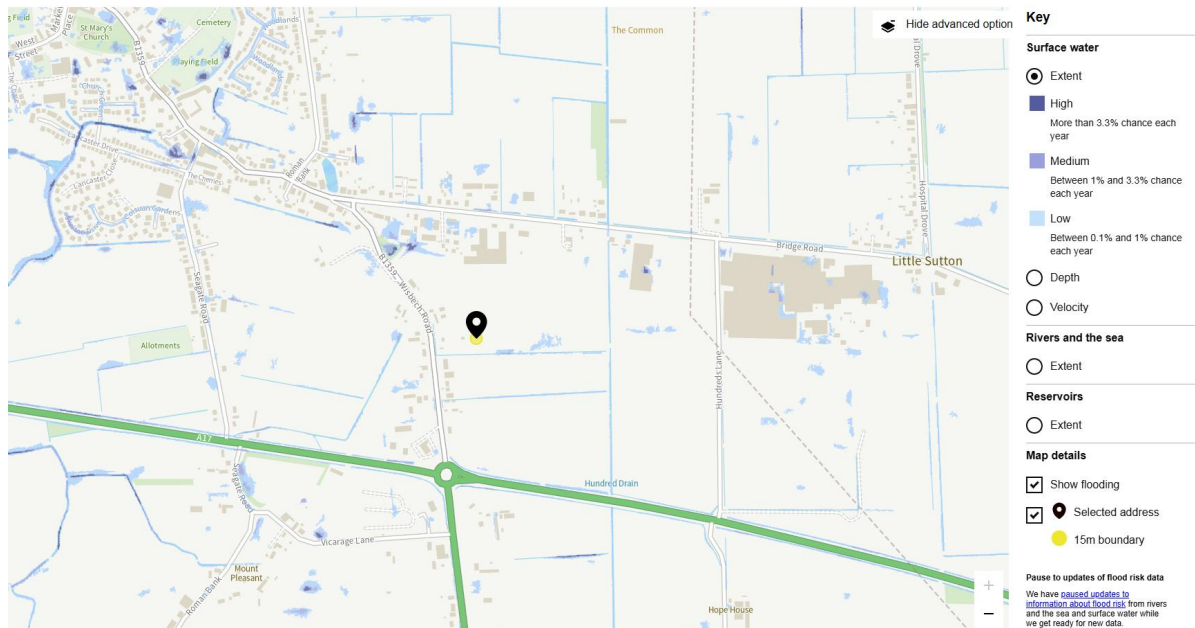
Surface water risk **Very low risk**
Very low risk means that this area has a chance of flooding of less than 0.1% each year.

Lead local flood authorities (LLFA) manage the risk from surface water flooding and may hold more detailed information. Your LLFA is **Lincolnshire**.

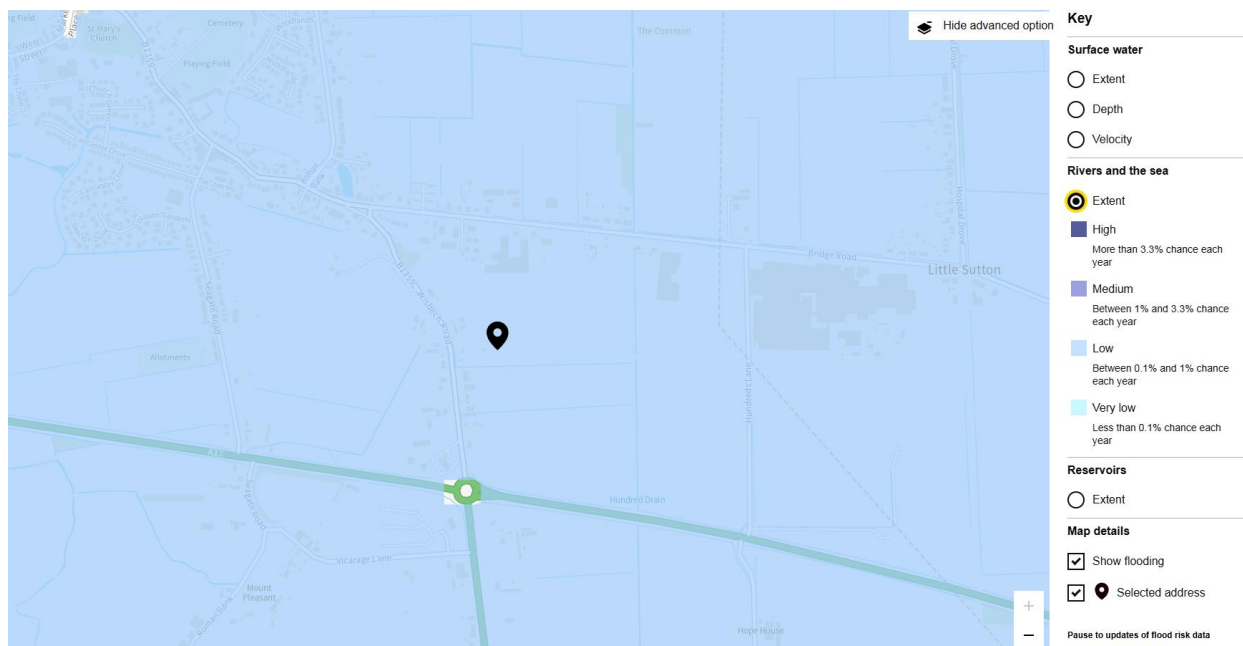
Reservoir risk Flooding from reservoirs is unlikely in this area

Groundwater risk Flooding from groundwater is unlikely in this area

The surface water flood risk is very low

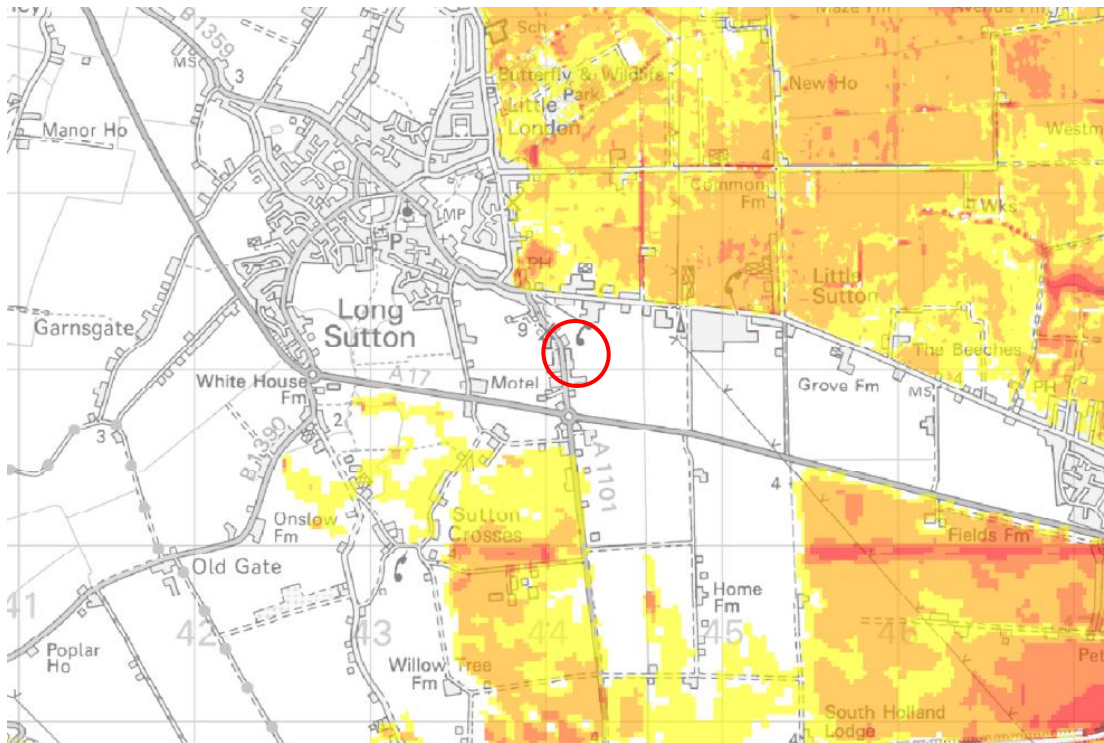


Risk of flooding from rivers and sea is considered Low, with a 0.1% – 1% chance.

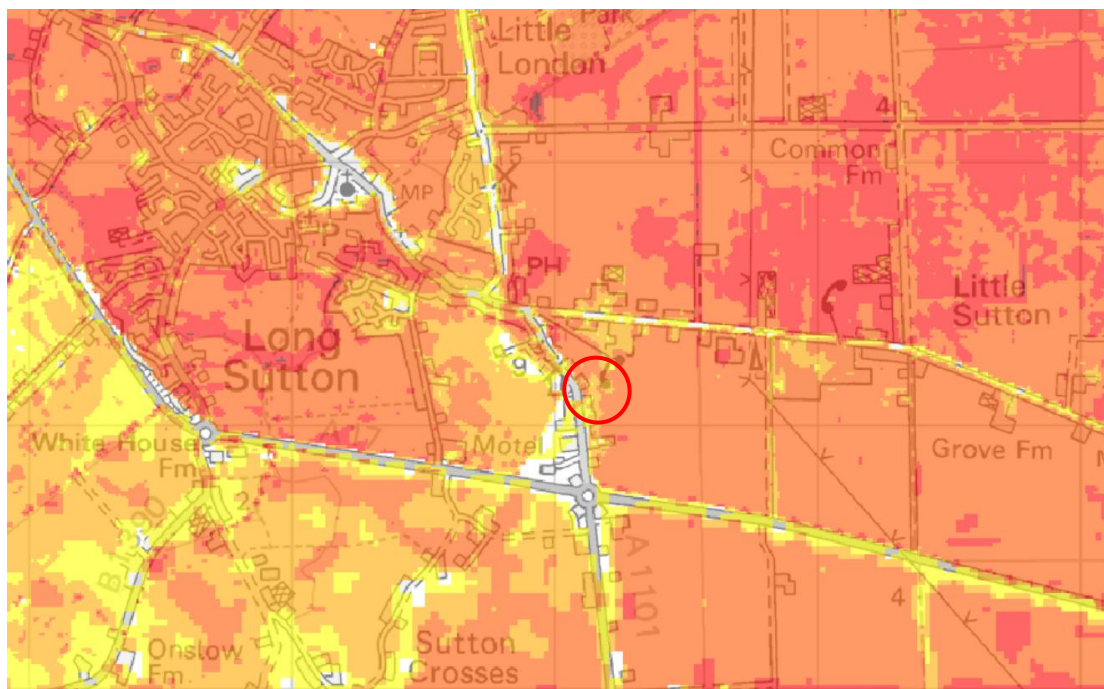


Strategic Flood Risk Assessment depth mapping

The updated Strategic Flood Risk Assessment residual flood peak depth map shows the site does not fall within any of the present day areas identified for a 1.0% Fluvial and 0.5% tidal event probability.



The updated Strategic Flood Risk Assessment residual flood peak depth map for year 2115 shows a predicted peak depth of between 0.25m & 0.5m identified for a 1.0% Fluvial and 0.5% tidal event probability.



Finished Floor Levels

The outbuilding is open fronted & has no floor. Therefore the finished floor level is actually existing ground level.



Flood resistance and resilience

As the outbuilding is open fronted & has no floor, any flood water will not be able to be excluded. The timber frame sits on solid masonry plinth walls & pillars, raised 0.54m above ground level (above the predicted 2115 flood depth). As the ground floor within the outbuilding is permeable gravel, all supporting walls are exposed to the exterior being open fronted and there are no doors or surfaces, any flood waters would easily disperse and the building dry out extremely quickly.

Conclusion

It's constructed from low permeability materials within predicted year 2115 flood depths and will not effect existing land levels across the remaining site, therefore not giving rise to surface water run-off or flooding onto neighbouring properties. Situated within an Internal Drainage Board catchment, the site benefits from maintained pumping stations and channel systems aimed at providing flood protection for developed areas against events once in 100 years. Located in Flood Zone 3, the site enjoys protection by tidal defences on the Wash frontage and the River Nene during a 0.5% annual probability (1 in 200 chance each year) tidal event, factoring in climate change. If defences were breached, as the outbuilding is used for open storage only and has no habitable space within, the proposal does not increase risk to life.