

# **Flood risk assessment**

**for**

**48 Daniel's Crescent,**

**Long Sutton,**

**Spalding. PE12 9DS**

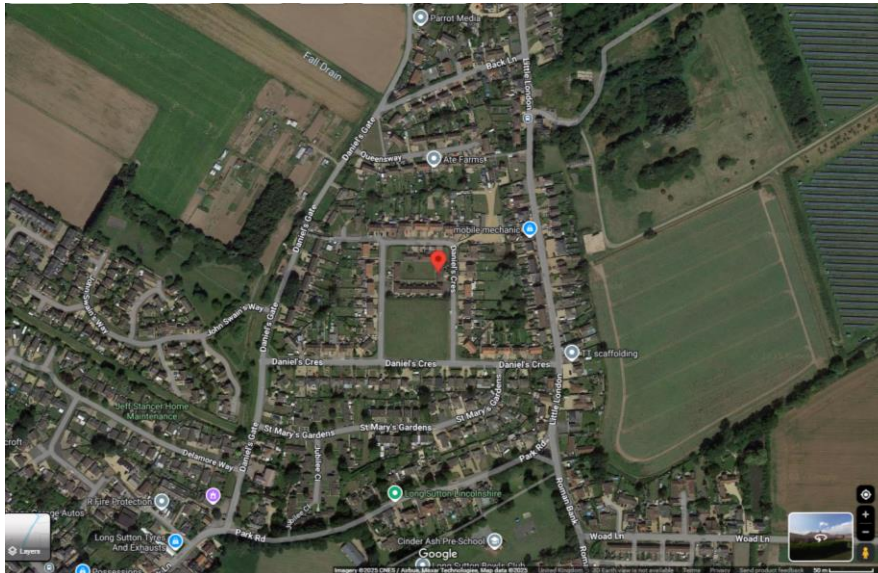
**in support of**

**Planning application to construct a two storey side extension  
and renovate the external envelope of the original property.**

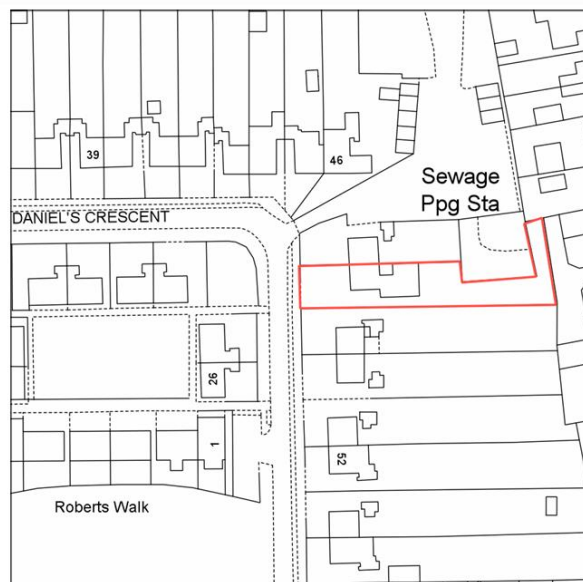
## Introduction

This Flood risk assessment has been prepared in support of a householder planning application for permission to construct a two storey side extension and single storey porch extension along with the replacement of the existing precast concrete panelling system which forms the external walls of the existing structure. All new walls are to be constructed in a cavity wall construction and finished externally in face brickwork and internally in hardwall plastering.

## Site Location



48 Daniel's Crescent, Long Sutton, Spalding.



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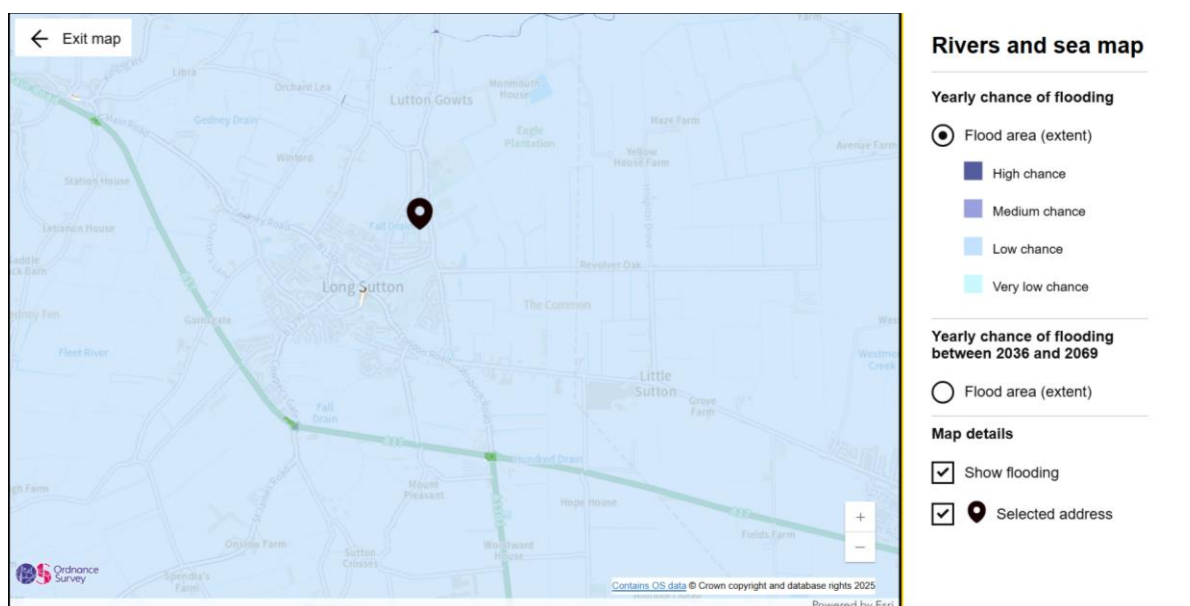
The site is located within a development of post war residential housing consisting of semi-detached houses and bungalows between Little London and Daniels Gate, east of Long Sutton, a market town in the South Holland District of Lincolnshire.

The site lies in the Fens, inland but close to the Wash, and some 13 miles east of the centre of Spalding and just over 7 miles north of Wisbech.

### Flood map

The following extract are from gov.uk flood map for planning.

The site is situated Flood Zone 3 – Risk of flooding from rivers and the sea.



48 Daniels Crescent, Long Sutton, Spalding.

## Rivers and the sea

[More about your rivers and sea flood risk](#)

### Yearly chance of flooding

Very low **Low** Medium High

### Yearly chance of flooding between 2036 and 2069

No data available

This data is currently unavailable. We'll publish the data when it becomes available.

### What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

## Surface water

[More about your surface water flood risk](#)

### Yearly chance of flooding

**Very low** Low Medium High

### Yearly chance of flooding between 2040 and 2060

**Very low** Low Medium High

### What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

► [Why surface water flooding is a problem](#)

## Other flood risks

[More about groundwater and reservoirs](#)

### Groundwater

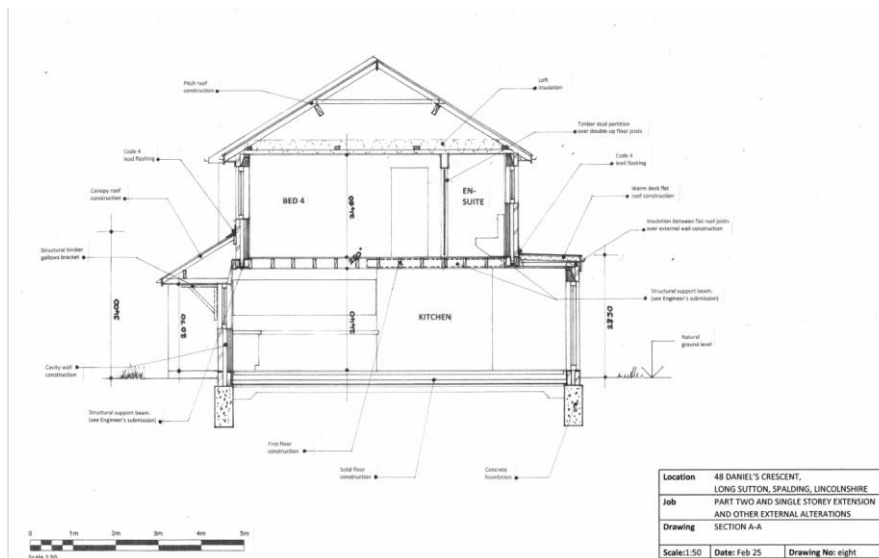
Flooding from groundwater is unlikely in this area.

### Reservoirs

Flooding from reservoirs is unlikely in this area.

## Finished floor level

The finished ground and first floor levels will be no lower than the existing. The existing ground floor level is approximately 150mm above the finished natural ground level surrounding the property.



## Flood Resistance and resilience

Due to low risk of flooding no structural flood resilience works is proposed for the new external walls and no timber partitions will be used on the ground floor and the ground floor will be a solid construction.

The property will however be protected from flooding by the drainage system with the installation of non-return valves fitted in accordance with the manufacturers installation guidance.

As the property has two storeys in time of emergency temporary refuge can be sought on the first floor where occupants can wait for rescue by the emergency services.

To mitigate potential run off from the surrounding plot any new hardstanding for parking at the front of the property to be prepared with 4/20 gravel or type 3 fill on a permeable geotextile fabric laid over the natural substrate. The area will then be finished in a permeable material in accordance with Environment Agency Policy DM5 'Planning effectively for flood resilience'. This construction will allow surface water to drain through and minimise the risk of flooding due to run-off. Any new hardstanding works will be carried out in accordance with Environment Agency's 'Guidance on the permeable surfacing of gardens'.

The remaining garden areas to the front and rear of the property, will be laid to lawn with minimal hard landscaping to aid water disposal.

## Conclusion

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.

The risk of potential annual flooding is likely to be from the sea and/river, however the risk for this event has been assessed as 'low'.