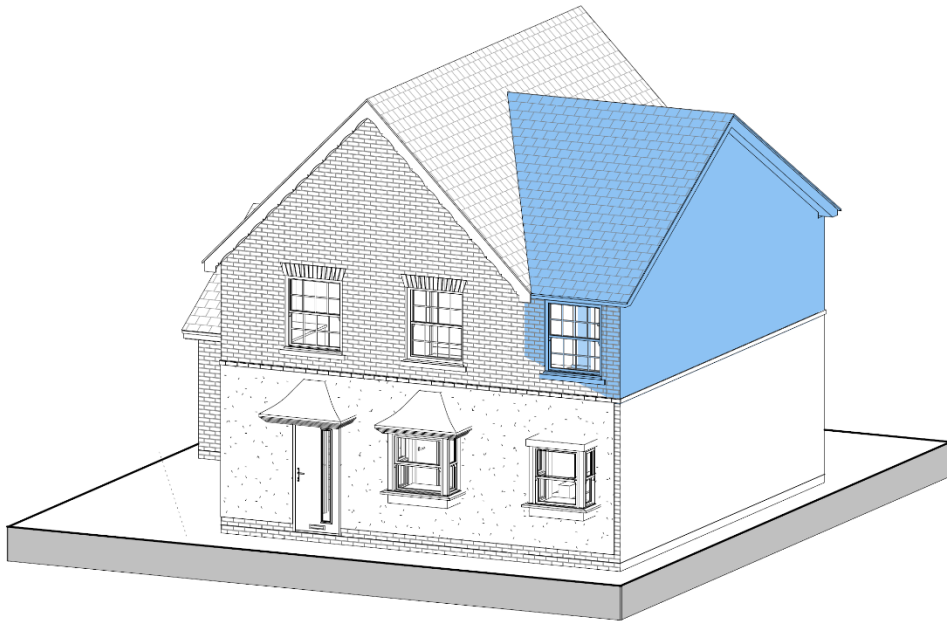


FLOOD RISK ASSESSMENT

20 The Maltings, Long Sutton, Spalding, PE12 9EX



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BRIGHT ARCHITECTURAL SOLUTIONS LTD

By Ben Wright

1. Development Description and Location

The application proposes a first-floor extension to the existing dwelling at 20 The Maltings. The new extension will be constructed directly above the existing ground floor walls and will not increase the building's footprint. External materials will match the existing finishes. The property lies within an established residential area.

2. Flood Risk Context

According to Data requested from, the Environment Agency data (EIR2025/15383):

The site lies within Flood Zone 3, which is land assessed as having a 1% (1 in 100) or greater annual probability of river flooding or a 0.5% (1 in 200) or greater annual probability of sea flooding assuming no defences.

The site is also within the Extreme Flood Outline (Flood Zone 2) for tidal risk (0.5–0.1% annual chance).

There is no recorded history of flooding at the property from main rivers or tidal events.

The site is not at risk from fluvial (river) flooding.

The main risk is from tidal sources, mitigated by formal defences consisting of earth embankments and crest/wave walls, currently rated in fair condition, offering protection up to 0.67% (1 in 150) annual probability.

The site is not at risk from overtopping but is within a modelled area for residual risk due to defence breach, particularly under future climate scenarios, using the modelled year 2115.

3. Vulnerability Classification

Under the NPPF and PPG on Flood Risk and Coastal Change, the proposed development (domestic residential extension) is classed as 'More Vulnerable'. However, since the proposal does not involve any ground-level works or new dwellings, the development risk remains low.

4. Flood Risk Assessment of the Proposal

No change to impermeable area: As the proposal is entirely above the ground floor, there will be no increase in non-permeable surfaces or ground area.

No impact on existing drainage: The roof area remains unchanged, and the proposal will tie into existing rainwater drainage systems.

No increase in floodplain occupancy: The development does not extend beyond the current footprint and does not affect flood storage capacity.

Safe access/egress: In the event of a flood, upper floors will provide a safe refuge area.

No basement or sleeping accommodation at ground level is affected or added.

5. Surface Water Management

There will be no changes to surface water runoff as no additional hardstanding or roof area is proposed. Existing guttering and downpipes will be reused.

6. Climate Change and Breach Consideration

The site is protected by flood defences, and while breach hazard mapping shows potential future risk in extreme events (e.g., 1 in 1000 year breach by 2115), the proposal does not increase vulnerability.

No additional mitigation is deemed necessary for this minor development, though long-term flood resilience awareness is recommended.

7. Conclusion

This development is a minor extension that:

- Does not increase flood risk to the property or elsewhere.
- Remains compatible with the site's existing flood risk classification.
- Meets the requirements of the NPPF and local guidance for development in Flood Zone 3.

We believe the proposed development will not increase flood risk either within the immediate area or to the property itself. On the contrary, the first-floor extension provides an additional safe refuge in the event of a tidal flood. It complies with local and national planning policy, represents a low-risk intervention, and is suitable for approval.

Ben Wright

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