1 This Flood Risk Assessment has been prepared to accompany a Householder planning application for a proposed extension and alterations, erection of a garden room and garage at Eastview, Marriots Gate, Lutton, Spalding.

2 The Environment Agency Flood Map for Planning identifies the site as being located in Flood Zone 3 (see Figure 1).

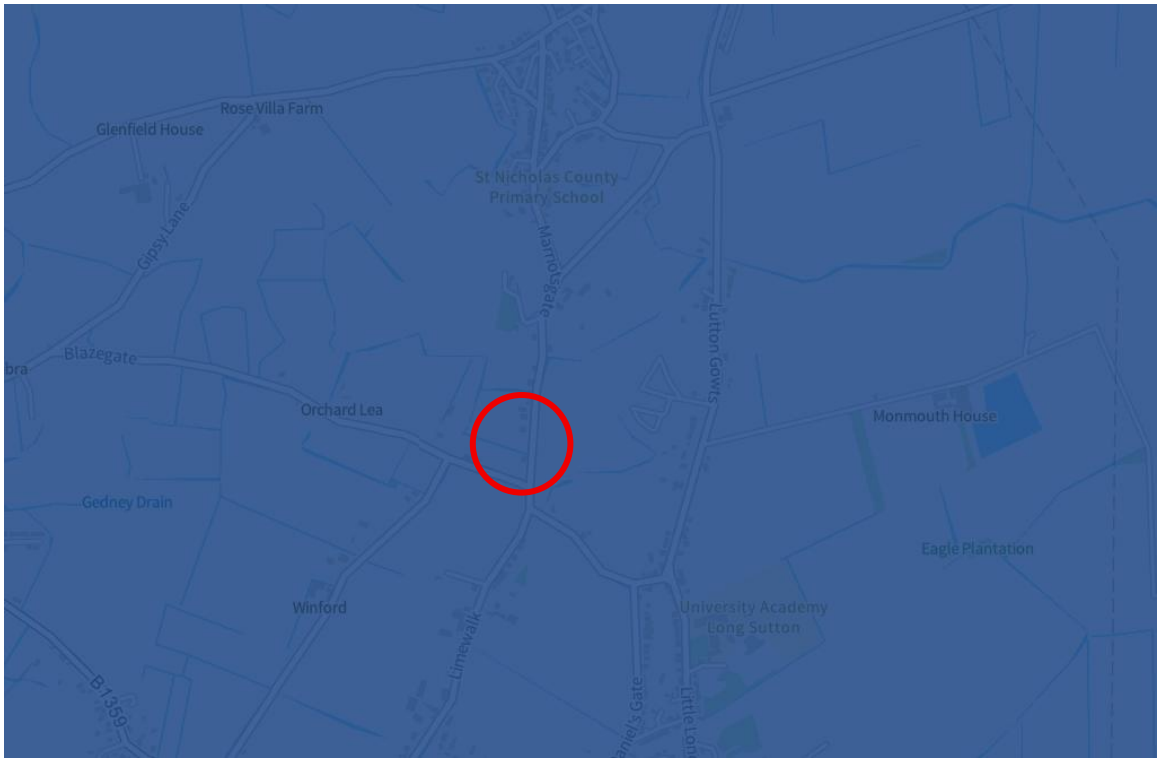


Figure 1. Environment Agency Flood Map for Planning showing the location of the site (Red)

3 The proposed development involves a single-storey extension to the North / West of the existing dwelling. The extension will offer a much-improved kitchen/living/dining space. Also included is a garden room to the north of the site and a garage to the south of the existing dwelling.

4 The proposed floor levels of the extension will be the same as the existing dwelling so as to run seamlessly throughout the house. It would be considered impractical to raise the floor levels and doing so would also negatively affect the existing dwelling. In addition, the proposed garden room will meet the same minimum floor levels to that of the existing house, and the proposed garage will be non-habitable.

5 Therefore, the floor levels will remain at the same level as the existing. The proposals will also incorporate flood resilient building techniques as recommended in BRE DIGEST DG 523 Flood-resilient Building, Part 2; Building in flood risk areas and designing flood resilient buildings. In addition, the proposal will not increase flood risk elsewhere.

6 Lastly, if it is not already, it is recommended, that the site is registered with the Environment Agency's 'Warnings Direct' flood warning system. The Agency provides this flood warning service in England and Wales and supports the public taking action to prepare and respond when these warnings are issued. The warnings are provided for flooding from rivers and the sea but not for localised flash flooding that cannot be predicted, for example from blocked or overloaded sewers or local groundwater flooding. The Agency issues warnings through media on TV and radio weather bulletins and on its website (www.environment-agency.gov.uk/floodline). In areas of particular risk, the Agency can send a warning message direct to people at home or at work by telephone, fax or pager using an Automatic Voice Messaging (AVM) system.