

**PROPOSED TWO-STOREY EXTENSION, RETENTION OF
EXTERNAL RENDER AND TIMBER CLADDING TO THE EXISTING
DWELLING, AND CHANGE OF USE OF PART OF THE ADJOINING
GRASSLAND TO RESIDENTIAL CURTILAGE - RETROSPECTIVE
AT WESTVIEW, WOODHOUSE LANE, MOULTON SEAS END,
SPALDING, PE12 6JY.
FLOOD RISK ASSESSMENT**



View of existing house

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This flood risk assessment has been prepared solely to support the planning application for the proposed extension at Westview, Woodhouse Lane, Moulton Seas End. The author has made every effort to provide an accurate assessment of the flood risk but accepts no liability should the information be found to be incorrect or incomplete, or if it is used for any other purposes other than for which it was originally commissioned.

Introduction

A planning application is due to be submitted to South Holland District Council for permission to carry out a ground floor and first floor extension along with the retention of the existing external materials and change of use of part of the adjoining grassland to residential curtilage. The extensions will provide a larger living area for Westview, Woodhouse Lane, Moulton Seas End, Spalding, PE12 6JY.

The proposed extension is the only element involving additional built floorspace. The retention of the render and timber cladding would not alter the buildings footprint, finished-floor level, residential vulnerability classification, occupancy, or surface-water runoff and therefore has no material effect upon flood risk.

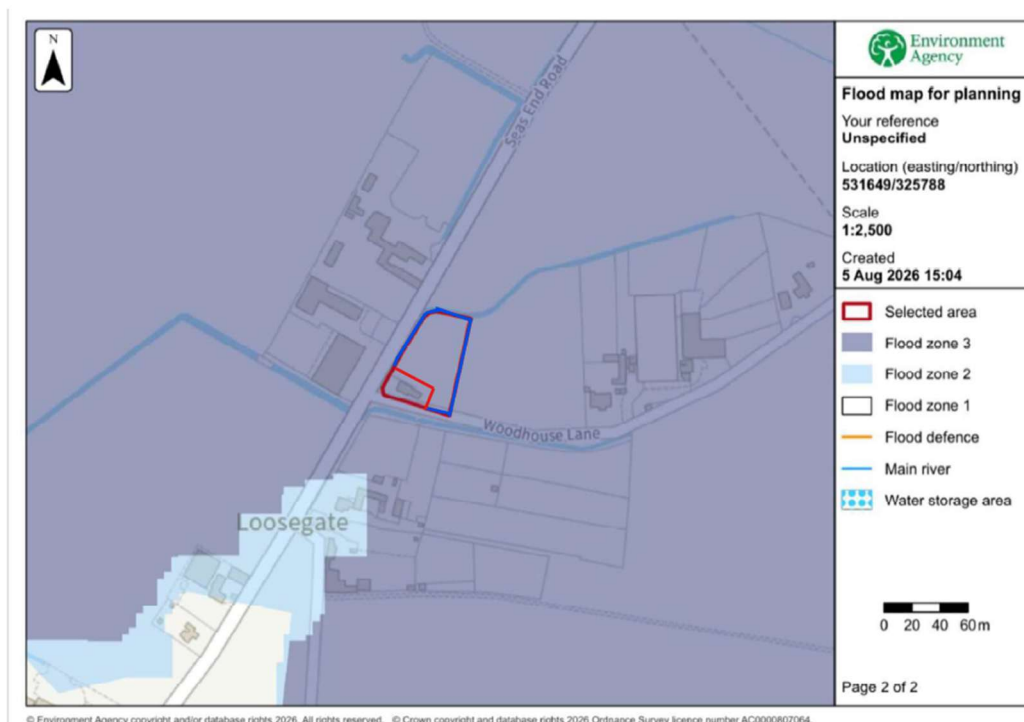
The proposed change of use relates only to the limited grassed area shown within the red-line boundary. The land will remain predominantly permeable and grassed, and no extensive hardstanding, land raising, or separate access is proposed as part of the change of use. Accordingly, the change would not materially increase surface-water runoff, displace floodwater, or increase the number of people exposed to flood risk.

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map. These maps do not take into account existing flood defences.

The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the South Holland Internal Drainage Board district.

Environment Agency (EA) Flood Zones

The map below is taken from the Environment Agency website and shows the flood zones in the area.



It can be seen that the site and most of the surrounding area is within flood zone 3.

Application Site

As the site is within a defended area the proposed development can be considered to be within Flood Zone 3(a) as detailed on the Environment Agency's flood zone maps without defences, as defined in Table 1 of the Technical Guidance.

Applying the flood risk vulnerability classification in Table 2 of the Guidance, a development consisting of a dwellinghouse is classified as "more vulnerable".

<u>Flood Zones</u>	<u>Flood Risk Vulnerability Classification</u>				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓*

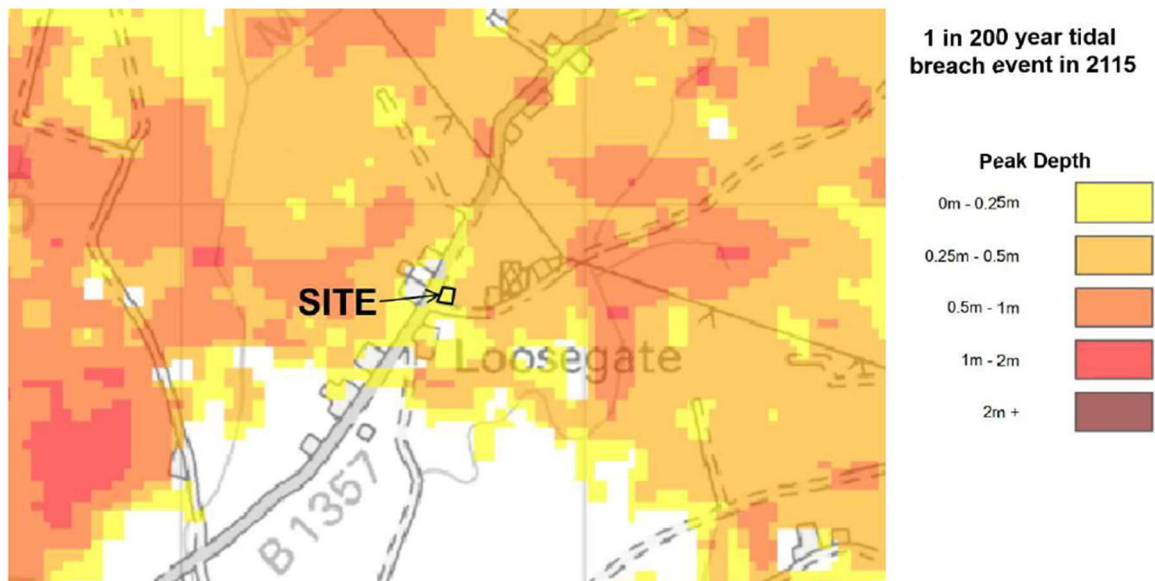
The National Planning Policy Framework published in August 2026 requires a site-specific Flood Risk Assessment for development within Flood Zones 2 and 3 under Policy F4. The present assessment fulfils that requirement and is proportionate to the scale and nature of the proposal.

The above table states that to be satisfied the sequential and exception test should be applied to the development. NPPF Policy F5(2)(c) confirms that the sequential test is not required for householder development or for changes of use, other than changes to caravan, camping, chalet, mobile-home or park-home sites. The proposed building works comprise an extension to an existing dwelling, while the accompanying land-use element comprises the change of use of a limited area to residential curtilage. The sequential test is therefore not required. In accordance with Policy F6(2), the exception test is similarly not required.

Notwithstanding these exemptions, the development must remain safe throughout its lifetime, must be appropriately flood resistant and resilient, and must not increase flood risk elsewhere, in accordance with NPPF Policy F7.

South East Lincolnshire Planning Website

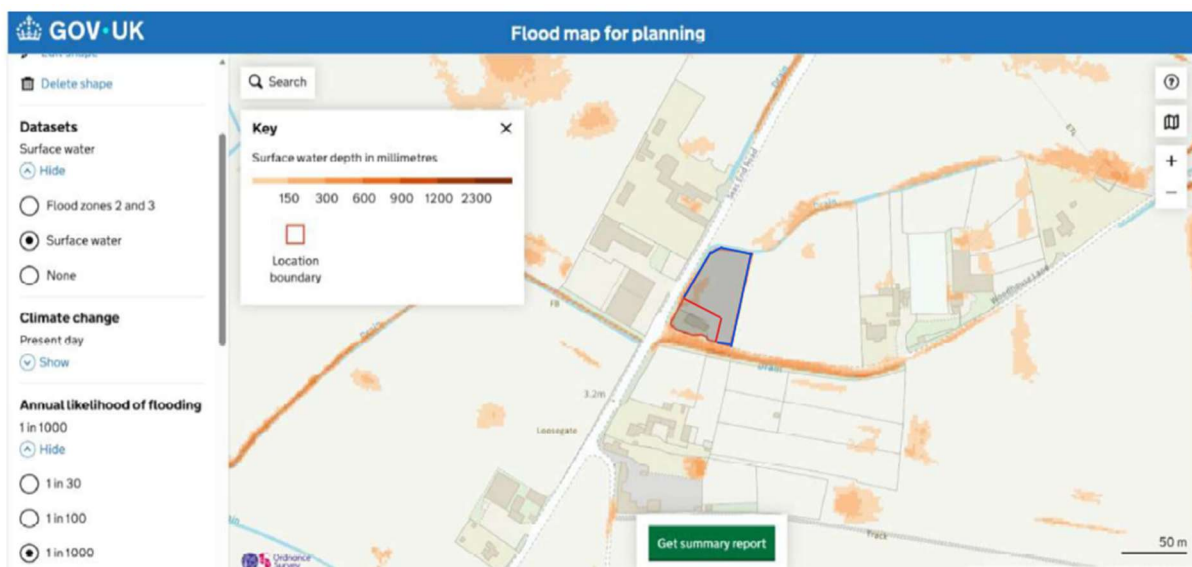
The relevant part of the map in the South East Lincolnshire SFRA for this area is reproduced below which shows the predicted residual peak depth of flooding for the 1 in 200 year tidal or the 1 in 100 year fluvial event in 2115 predicted to be between 0 and 250mm of flooding on this site in this event.



The above map only shows flooding from rivers and the sea. The flooding would be caused by a breach occurring in the east bank of the tidal section of the River Welland 4.5km west of the site.

Surface Water Flooding

The map below is taken from the Environment Agency website and shows the extent of surface water flooding in a 1 in 1000-year event in the area.



It can be seen that there is a small area with a maximum depth of 150mm north of the house where surface water flooding is predicted on site in this event.

Conclusion and Recommendations

The houses in this area could be flooded to a depth of approximately 250mm if a breach occurred in the tidal bank of the River Witham.

As no additional bedrooms are proposed it is unlikely that there will be additional

people living in the house and therefore no additional people at risk from the flooding. The existing ground floor level is approximately 150mm above the ground level around the house. It is recommended that the ground floor of the proposed extension on the south side of the property should be constructed with the finished ground floor level at the same level as the existing dwelling.

It is recommended that the new extension should be designed and constructed with flood resilient measures incorporated. These measures will include;

- All electrical services should be placed at first floor level and cables dropped down to the sockets, which should be a minimum of 600mm above the floor level.
- Skirting boards and plaster finishes should be able to withstand flood damage if 100mm of water entered the building and remained for a few days.
- Suitable tiles should be used as flooring in the new extension.

The proposed extension should be constructed with its finished ground-floor level no lower than that of the existing dwelling and should incorporate the flood-resilient measures identified within this assessment. The retained external finishes do not affect the building's flood vulnerability, and the limited curtilage change will retain a predominantly permeable grassed surface. The proposal will not increase residential occupancy, materially increase surface-water runoff or increase flood risk elsewhere. Subject to the recommended resilience measures, the development can remain safe for its lifetime in accordance with NPPF Policies F4 and F7 and the relevant provisions of the South East Lincolnshire Local Plan.

The owner of the property should register with the Environment Agency's Floodline Warnings Direct Service

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