

LP17 Design - Flood Risk Assessment Statement

Prepared by LP17 Design

Site: 1 Atkinson Cottage, Northgate, West Pinchbeck, Spalding, PE11 3TB

Date: January 2026

Proposed Rear Extension

1. Introduction

This **Flood Risk Assessment (FRA)** Statement has been prepared to support a Householder Planning Application for a proposed rear extension at **1 Atkinson Cottage, Northgate, West Pinchbeck, Spalding, PE11 3TB**.

The statement has been prepared in accordance with the **National Planning Policy Framework (NPPF)**, **Planning Practice Guidance (PPG)**, and the **Environment Agency's Flood Map for Planning**.

2. Site Description

The site comprises an existing residential dwelling with an established domestic curtilage located within the settlement of West Pinchbeck. The proposal consists of a small-scale rear extension within the existing garden area. No change of use, additional dwelling, or intensification of use is proposed.

3. Flood Zone Classification

The Environment Agency's Flood Map for Planning identifies the site as being located within **Flood Zone 3**, defined as land having a high probability of flooding from rivers and/or the sea.

Flood Zone mapping is strategic and precautionary in nature and does not account for localised ground levels or existing flood defences. Nevertheless, for planning purposes, the site is correctly treated as being within Flood Zone 3.

4. Sequential Test

In accordance with Planning Practice Guidance, the Sequential Test is **not required for householder development**, including extensions to existing dwellings, as there are no alternative sites available and the proposal does not introduce a new or more vulnerable use.

The existing residential use of the site will remain unchanged.

5. Exception Test

The Exception Test is **not required** for this proposal. The development does not constitute new residential development, does not increase vulnerability, and does not involve the creation of additional dwellings. The proposal is therefore acceptable in principle within Flood Zone 3.

6. Flood Risk Vulnerability

Residential development is classified as "More Vulnerable" under the PPG. However, the proposal is limited to a minor extension to an existing dwelling and does not increase the vulnerability of the site beyond its current lawful use.

7. Sources of Flood Risk

Fluvial and Tidal Flooding

The site is located within Flood Zone 3. The proposed extension will be constructed at ground floor level and entirely within the existing developed footprint of the residential plot. The development will not obstruct flood flow paths or reduce floodplain storage.

Surface Water Flooding

The proposal will result in a limited increase in impermeable area. Surface water will be managed to ensure runoff rates do not exceed pre-development conditions.

Groundwater Flooding

The site is not identified as being at significant risk of groundwater flooding. No basement or deep excavations are proposed.

Sewer Flooding

There is no evidence of historic sewer flooding affecting the site. Existing drainage infrastructure will be retained.

8. Drainage Strategy (Condition-Ready)

Surface water from the proposed extension will be managed using sustainable drainage principles. Runoff will be directed to permeable garden areas or connected to the existing lawful surface water drainage system, ensuring that post-development runoff does not exceed pre-development rates.

Foul drainage will connect to the existing approved drainage system serving the dwelling.

9. Impact on Flood Risk Elsewhere

The proposed development is small-scale and confined to an existing residential curtilage. It will not increase flood risk on-site or elsewhere, will not displace floodwater, and will not adversely affect neighbouring land or properties.

10. Conclusion

This Flood Risk Assessment Statement confirms that the site at 1 Atkinson Cottage is located within Flood Zone 3. The proposal is a modest householder rear extension that does not increase flood risk, does not reduce floodplain storage, and does not increase the vulnerability of the site.

The development is considered acceptable in flood risk terms and complies with national and local planning policy, including the objectives of the NPPF and Planning Practice Guidance.