

James
Wollerton
Architecture.

Flood Risk Assessment

Proposed extensions, detached Garage with first-floor annexe, and creation
of a new vehicular access at Green Gables (formerly Leasing Holme),
Holland Chase, West Pinchbeck, PE11 3QD

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1. Site Description

The application site is located at Green Gables, South Fen, West Pinchbeck, within the administrative area of South Holland District Council. The proposal includes extensions to the rear, side, and principal elevations of the existing dwelling, a new roof structure to create second-floor bedroom accommodation, and the construction of a detached double garage with first-floor annexe.

2. Flood Zone Classification

According to the Environment Agency's Flood Map for Planning, the site lies within Flood Zone 3, defined as having a high probability of flooding (greater than 1 in 100 annual probability from rivers or the sea). However, the site lies within an area benefiting from existing flood defences, and is not within a Rapid Inundation Zone.

3. Flood Risk Vulnerability Classification

Under the National Planning Policy Framework (NPPF), the proposed development is classed as 'more vulnerable' due to its residential use. As an extension to an existing dwelling, the Sequential and Exception Tests are not required.

4. Strategic Flood Risk Assessment (SFRA)

The site falls within the study area of the South East Lincolnshire SFRA (2017). The SFRA confirms that large parts of South Holland, including West Pinchbeck and the surrounding fenland, are at risk of flooding but are heavily protected by a well-maintained network of defended watercourses, embankments, and pumping stations.

Green Gables lies within an area maintained by the Welland and Deepings Internal Drainage Board (IDB) and benefits from protection associated with the South Holland Main Drain system and the Welland River Tidal Defences. Under defended modelling scenarios, the site is located in a "low hazard" to "danger for some" flood zone. The 2115 climate change scenario modelling does not show a significant increase in hazard affecting the site directly.

5. Surface Water Flooding

The Environment Agency's surface water flood risk map confirms that the site is not at significant risk from surface water flooding.

6. Flood Mitigation Measures

The following measures will be taken to mitigate potential flood risk and ensure the safety and resilience of the development:

- The finished floor levels of the extensions and garage annexe will be set no lower than the existing dwelling.
- Where appropriate, flood-resistant and resilient construction techniques will be incorporated into the build.
- The applicant will register with the Environment Agency's Floodline Warnings Direct service to receive timely flood alerts.

7. Conclusion

Although the site is located in Flood Zone 3, it benefits from a well-established system of maintained flood defences. The proposal is for an extension to an existing residential property and a detached garage/annexe, and as such is considered acceptable in flood risk terms. The development complies with national and local planning policy, and with appropriate mitigation measures in place, the risk to property and future occupants is considered low.

End.