

FLOOD RISK STATEMENT

For



PROPOSED CHANGE OF USE

At

**UNIT 3
MAYDEN HOUSE
WARDENTREE LANE
PINCHBECK
PE11 3UG**

For

KELLY NEWMAN

Director
A.J. Oglesby RIBA

Associate
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MCIAT

PLANNING APPLICATION ISSUE

Company Reg. No.
4419410

Flood Risk Statement

The site is within Flood Zone 3 as defined by the Environment Agency on their website and would therefore require a flood risk assessment to be prepared for any development.

The proposals are for a change of use within existing commercial premises, all the accommodation is at ground floor level and there is no sleeping accommodation.

As there is no additional significant risk of flooding to any of the proposed accommodation, we believe that a fully detailed site-specific flood risk assessment is not required in this instance.

Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
525513/325201

Created
18 Mar 2025 15:57

Your selected location is in flood zone 3
– an area with a high probability of flooding.

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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