

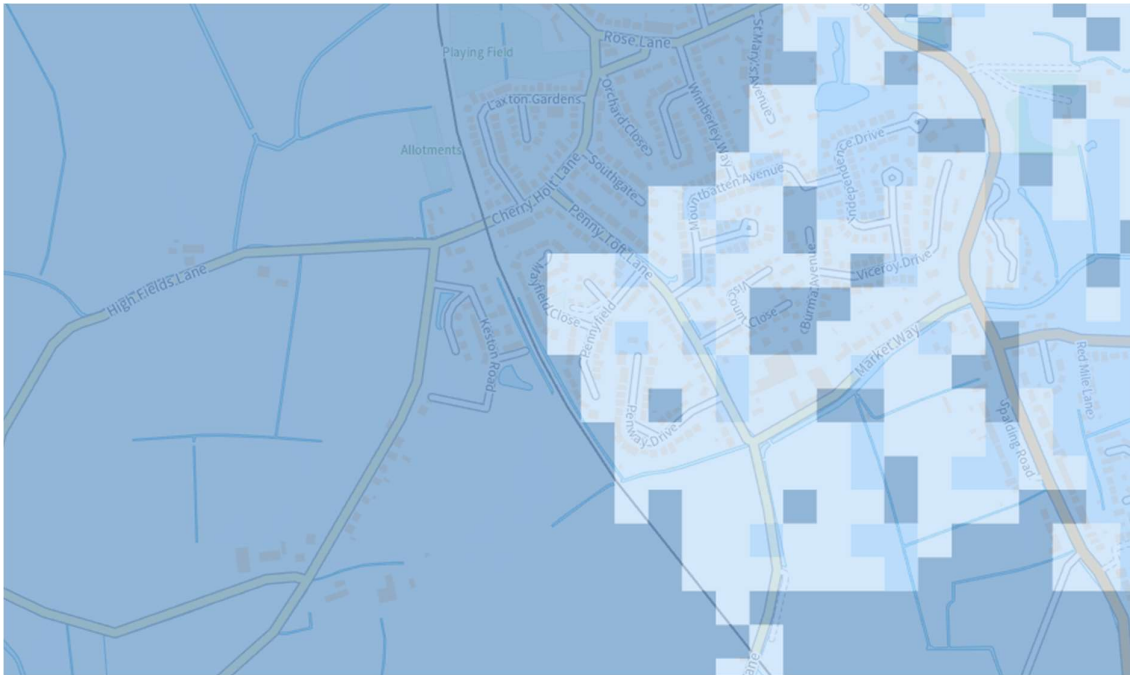


## **Flood Risk Assessment**

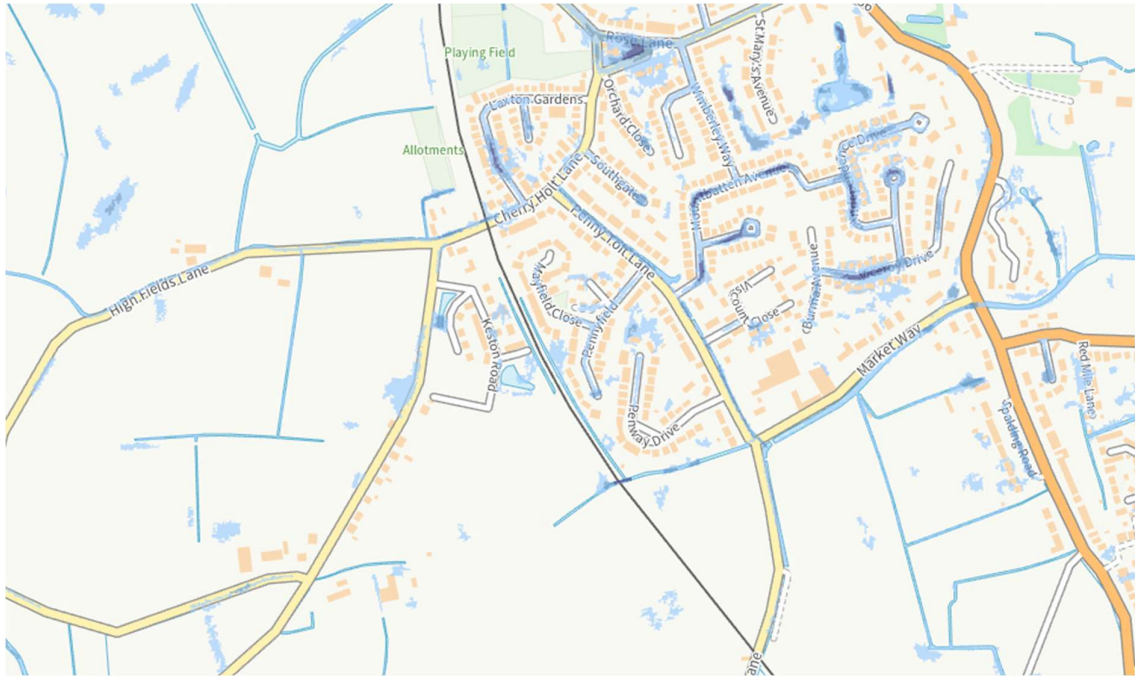
PROPOSED COU OF GARAGE TO BEDROOM AND REAR EXTENSION TO FORM AN ANNEX AT  
PLOT 75  
FORMER KESTON NURSERIES SITE  
PINCHBECK  
SPALDING  
LINCS

**Medium risk** means that this area has a chance of flooding of between 1% and 3.3% **each year**. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

As the development has already been approved for a bungalow in this location, the extension and change of use is seen to be acceptable as the floor levels will remain the same and should be no lower than that approved on the original planning application.



The map below indicates the extent of flood from surface water. As you can see it is minimal risk and does not affect the proposed annex. Rainwater from the roof will be discharged into soakaways.



The map below indicates the extent of flooding from reservoirs.

