

Flood probability

Your proposed development is in an area with a high probability of flooding

FLOOD ZONE 3

Land and property in flood zone 3 have a high probability of flooding

[More information about flood zones](#)

- 1 You must carry out a [flood risk assessment](#) for development in flood zone 3
- 2 For some types of development in flood zone 3 you must follow the [Environment Agency's standing advice for carrying out a flood risk assessment](#)
- 3 You can also [read more about flood risk assessments for planning applications](#)

[Learn more about the potential sources of flood risk in this area](#)



Flood Map for Planning

Flood Zone 3

COMMENTS:

Applicant is not aware of any flooding event having happened. Ancillary dwelling is a conversion of shed open-sided to South built in 2004 replacing similar that had existed previous (OS mapping shows it in 1968). As a dwelling ancillary to the main house there is refuge available at first floor in the main house on the site that is under the same ownership.

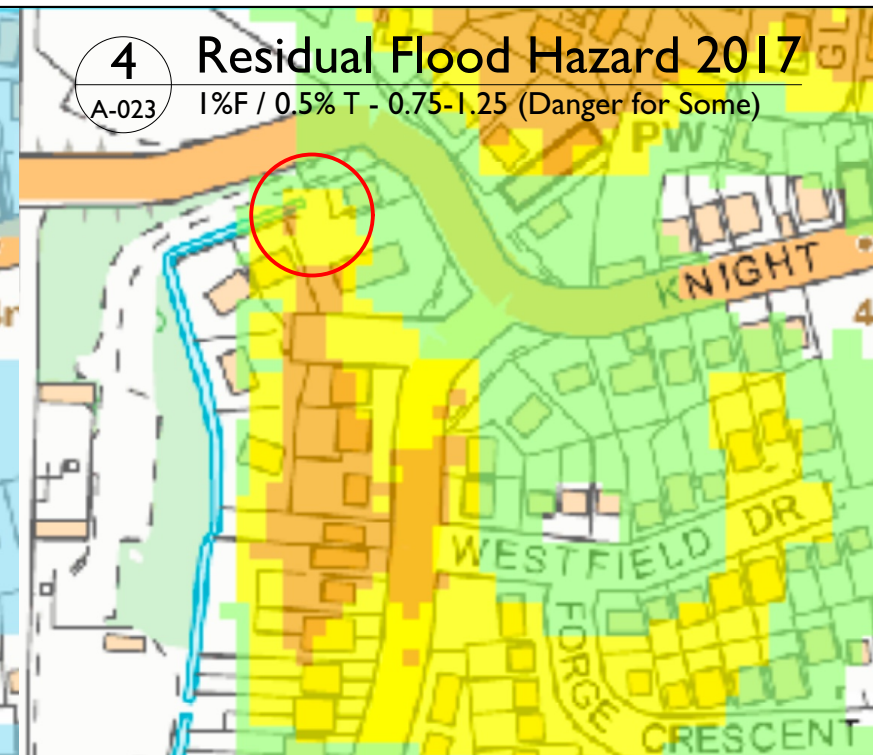
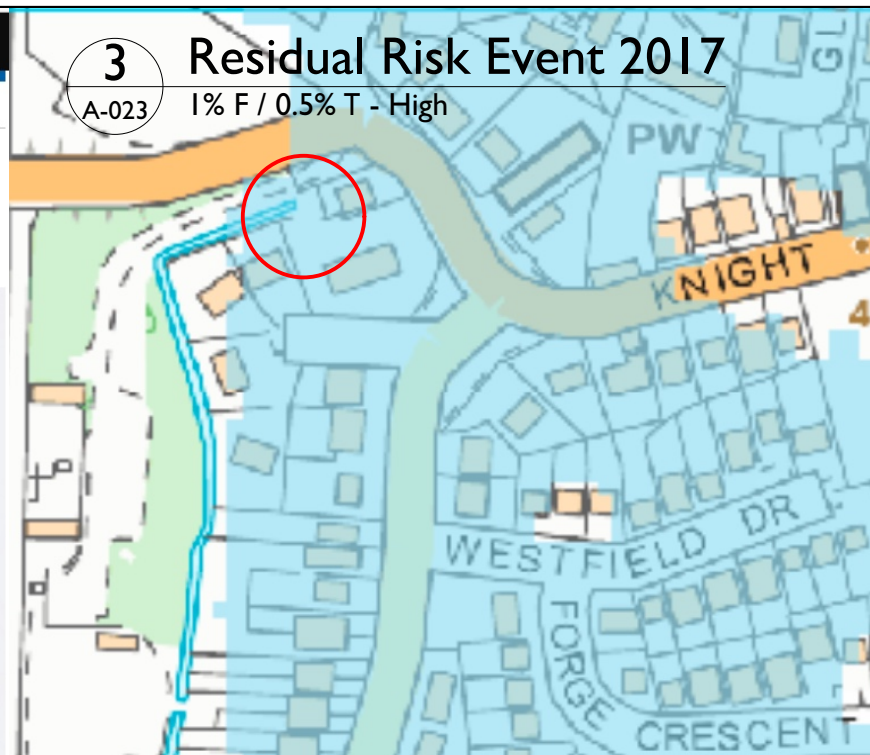
Approximate Ground Level from C19-C20 OS Benchmark = 4.0m.

Approximate Ground Level from 2017 OS Benchmark = 4.5m.

Approximate Ground Level from Google Earth 2017 = 6m.

2 Flood Risk Assessment

A-023



Part 1 For Completion by LPA

LPA Reference No.	Allocation in Local Plan YES/NO	Regeneration Site YES/NO	Flood Zone (PPS25) 1 2 3* (Please circle) *State whether Developed or Undeveloped	SFRA Zone	Outline/Full Application
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Part 2 For Completion by Applicant

PPG 25 Ref.	How does this comply with Planning Policy Statement 25	SHDC LPA use only
F1	This is a Flood Risk Assessment study for. 88 Knight Street, Pinchbeck, PE11 3RB	
F2	Approximate size of Development: 0.018 Hectares Type of Development: Ancillary dwelling in converted outbuilding.....	
F3.1	Please supply a location plan at an appropriate scale that includes geographical features, street names and identifies all watercourses or other bodies of water in the vicinity. This should include drainage outfalls ^{1 2} Is any part of the development within 9 metres measured horizontally from the foot of any bank of the landward side or where there is no bank with 9 metres measured horizontally from the top edge of the batter enclosing the river: /NO	
F3.3	A indication of flood alleviation measures already in place, see Map Legend on Strategic Flood Risk Assessments maps, ² See map extracts above. No known alleviation measures.	
F3.5	Is there a History of flooding on site: /NO² If yes, please supply with details of Flooding History e.g. Date/Depth/Duration of flood See map extracts above. No known alleviation measures. No known flooding event in 'living memory'. Refuge available in main property	
F3.6	Are you aware of any structures that might effect flooding, such as Bridges, Embankments, etc: /NO² If yes, please provide plan	
F3.7	Is the site currently protected: 100 Years Fluvial (0.1%) /NO² 200 Years Tidal (0.5%) /NO²	
F3.8	Are floor levels lower than existing: /NO Height of proposed floor level above general surrounding land. 150 mm.	
F3.9	How soon would flood water affect your site: Duration: under 0.5 Ha. Hours under 0.5 Ha. Minutes ² Is there a risk to life: /NO Is there a risk to the interior of buildings: YES/ Is there a risk to external areas, e.g. garden, road: YES/	
F3.11	Will the Development give an overall: Reduction of Surface Water run off: /NO Flood Plain Loss: /NO	
F3.12	General impact on Flood Risk elsewhere: EQUAL (Please circle)	
F3.13	Is there an Impact on the Natural Water Course or Coast Line: /NO	

Part 3 For Completion By LPA

¹ Attach Site Location Plan and National Grid reference 52.816747, -0.166955 (from Google maps)

² Check: SHDC Strategic Flood Risk Assessment www.sholland.gov.uk/website/pdf/planning/sfrareport.pdf
Environment Agency Flood Zone Maps www.environment-agency.gov.uk
If Development over 0.5 Hectares



SOUTH HOLLAND
DISTRICT COUNCIL : LINCOLNSHIRE

Date		Julyky 2017	
Drawn / Checked by		JRK / JRK	
Project ID		1717.GRAY	
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GENERAL NOTES:			
1] Use only figured dimensions and RIBA Stage 5 drawings for construction on site.			
2] All dimensions to be checked on site before and during construction by the contractor.			
3] Any discrepancies, omissions or errors be reported to KR.eativ: Architects Ltd as soon as possible after discovery.			
4] Drawing to be read in conjunction with all other relevant drawings, schedules and specifications for this project.			
5] All construction work to be carried out by appropriately registered persons to the appropriate standards of workmanship required under UK legislation.			
6] All materials to be approved for use in the UK by BSI, BBA or similar recognised body			
7] This drawing is only licenced for use up to and including the RIBA Stage shown.			
KR.eativ: Architects Ltd 34 Paradise Lane Kettering, NN15 6LX inb0x@kreativarchitects.co.uk www.kreativarchitects.co.uk			
RIBA  Chartered Practice  Architects Registration Board Registered as an architect under the Architects Act 1997			
Client			
Mr. & Mrs. Gray			
Project Title			
PP for existing			
Address:			
88 Knight Street Pinchbeck PE11 3RB			
Sheet Title			
Flood Mapping			
			
Sheet Scale		Sheet Size	
NTS		A3	
Sheet No.			
A-023			
status			
RIBA Stage 3			