Flood Risk Statement for proposed innovative self-build home on land off Northgate, Pinchbeck

The application seeks approval for the provision of a self-build dwelling on land off Northgate, Pinchbeck.

Flood Maps for Planning

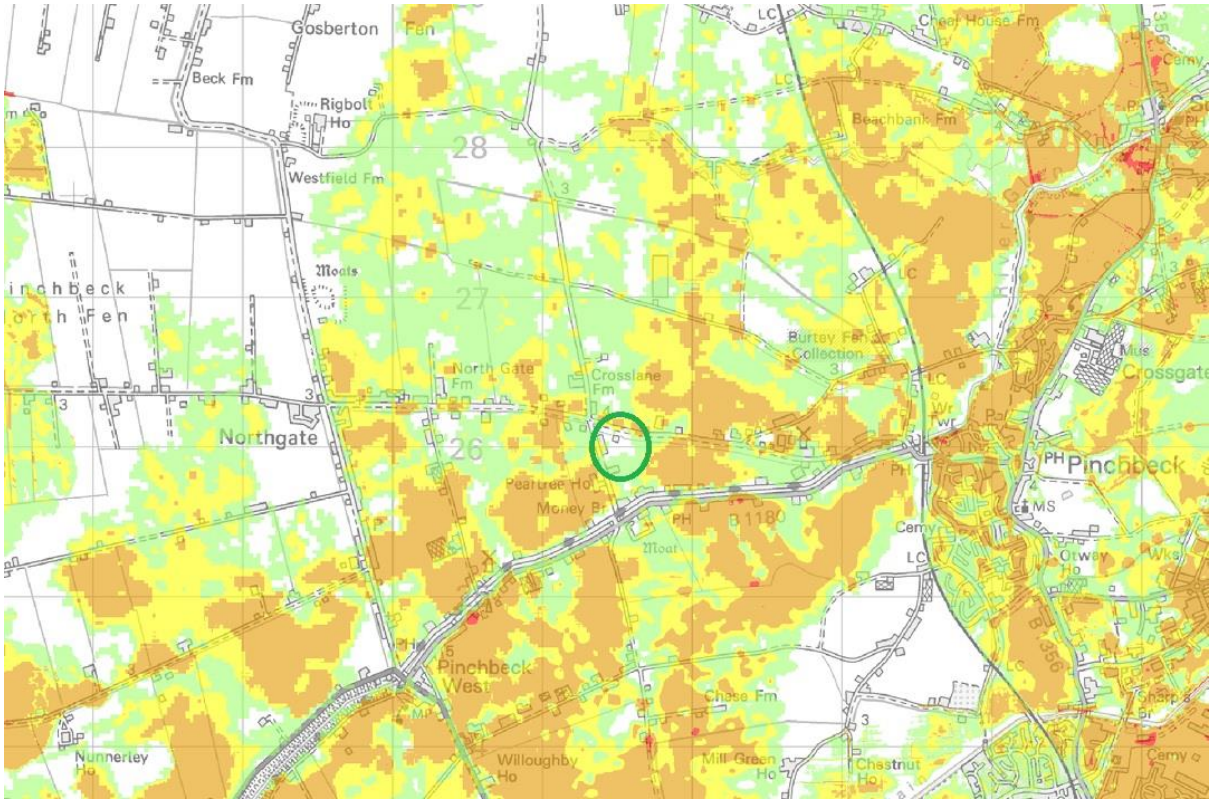


Extract Flood Maps for Planning Website

As can be seen from the extract above the site is located within Flood Zones 1.

South Holland Strategic Flood Risk Assessment

Given the general level of flooding that is indicated for the South Holland District within the overall Flood Maps for Planning data a strategic flood risk assessment was commissioned as part of the development of the South East Lincolnshire Local Plan. An extract from the Strategic Flood Risk Assessment is illustrated below.



Extract from South Holland District Strategic Flood Risk Assessment – 2115 1% Fluvial, 0.5% Tidal Flooding Map (Site outlined in green)

As can be seen from the extract above the site is not subject to flooding.

Conclusion

Both the Flood Maps for Planning and the Strategic Flood Risk Assessment show that the site is not subject to flooding.

On the basis of the above I can confirm that the site also passes the sequential test.

Recommendations

As the site is not subject to flooding no mitigation measures are required. However, it is proposed that the finished floor levels for the house be set a minimum of 300mm above the crown of Northgate.