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# FLOOD RISK ASSESSMENT

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**For J.B. ROBINSON & SON**

**PROPOSED BOXED POTATO STORE, NORTH DROVE,  
QUADRING FEN, SPALDING, Lincs, PE11 4QS**

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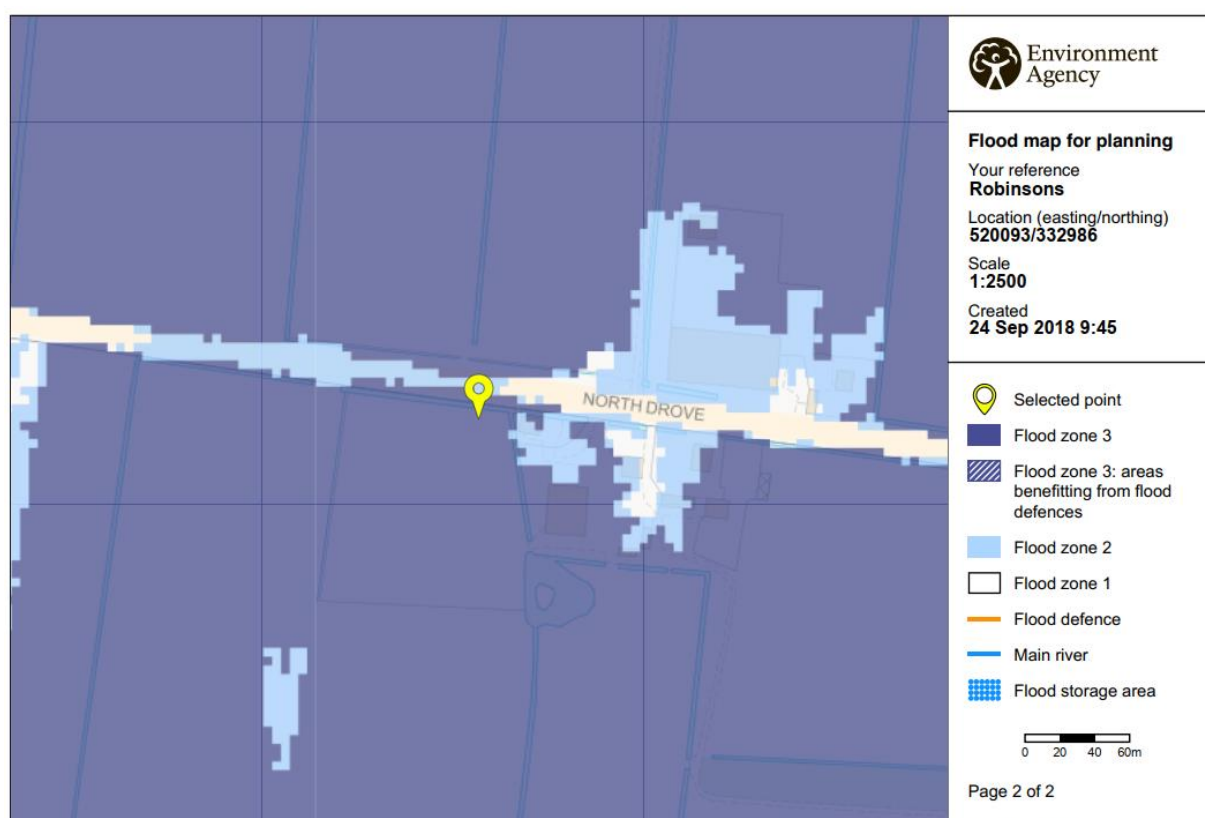
## 1. INTRODUCTION

A planning application has been submitted to South Holland District Council for a proposed extension at, North Drove, Quadring Fen, Spalding, Lincs, PE11 4QS.

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone map. The flood zone maps do not take into account existing flood defenses.

The Planning Application requires a flood risk assessment to be carried out as specified in the Practice Guidance to the National Planning Policy Framework Development and Flood Risk. The site is within a defended area as specified on the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the Black Sluice Internal Drainage Board (Appendix B).

## 2. ENVIRONMENT AGENCY FLOOD ZONES



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This map shows that the whole of the site is classified as being in flood zone 3.

### 3. APPLICATION SITE

The site is located approximately 1.5 miles out of the center of Quadring village. The National Grid Reference of the site is 519696 333082. The exact location of this site can be found on SRC Drawing '20020-01' which is the location plan (Appendix A).

As the site is within a defended area the proposed development can be designated to be within Flood Zone 3 (a) "High Probability" as detailed on the Environment Agency's flood zone maps without defenses as defined in Table 1 of the Technical Guidance.

### 4. CONCLUSION

The maps in the SFRA do not predict any flooding to any part of the area around Quadring in a 1 in 100-year fluvial event or a 1 in 200-year tidal event. The site is situated approximately 5 miles from the tidal defenses of the River Welland and therefore the risk of flooding if a bank breached in a 1 in 100-year event would be extremely low. Furthermore, the risk of flooding if the River Glen was to breach its banks is cancelled out by the fact that the Rise Gate Eau is located approximately 1.5 miles south of the site, this would prevent flooding from reaching the site. Also, the risk of flooding from the South Forty Foot Drain can be discounted.

If raised water levels do take place, the floor to the proposed building extension is to be placed at a higher level than the surrounding ground, to restrict the ingress of water.

### 5. RECOMMENDATIONS

If water in the form of flooding does enter the proposed building, the construction uses resilient materials and only washdown will be necessary. Flood barriers would be fitted, however due to the nature of the building, these are not considered necessary. This relatively small building extension is not anticipated to adversely affect the potential overall flooding in the area.

For and on behalf of **SIDEBOTTOM RICHARDSON CHENG LTD**

**A. Shepherd**

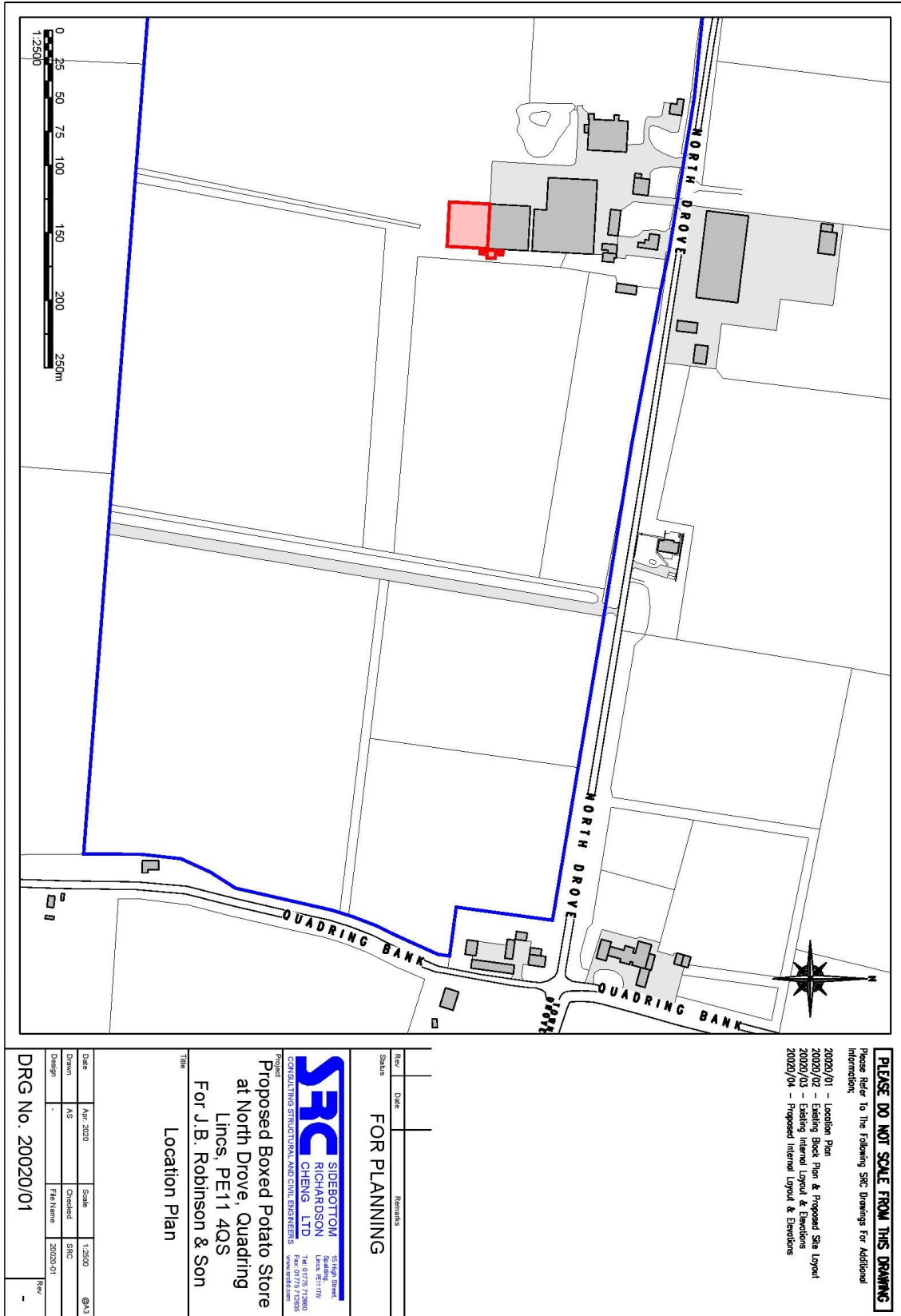
**06<sup>th</sup> April 2020**

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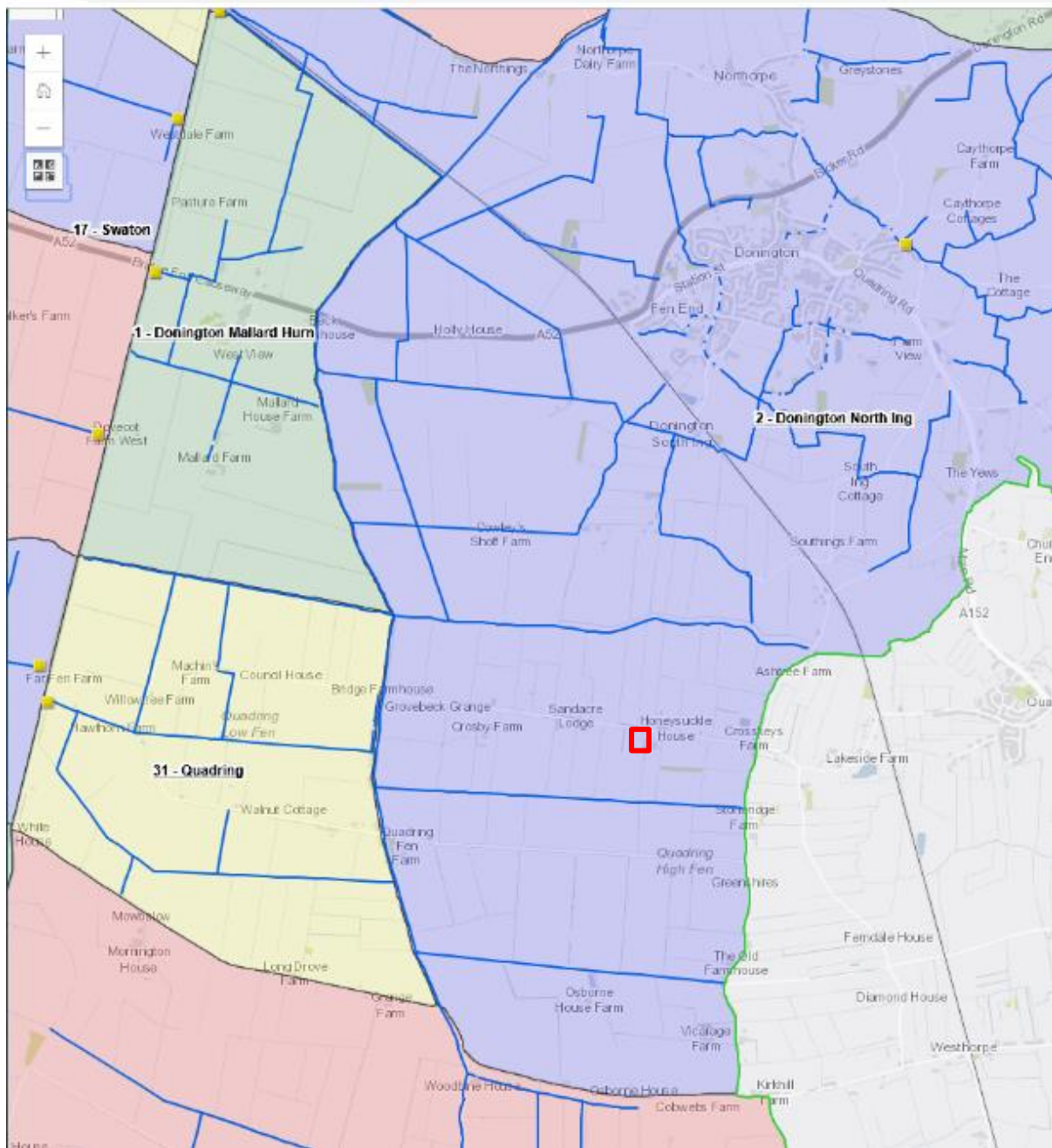
## APPENDIX A

(LOCATION PLAN)



## APPENDIX B

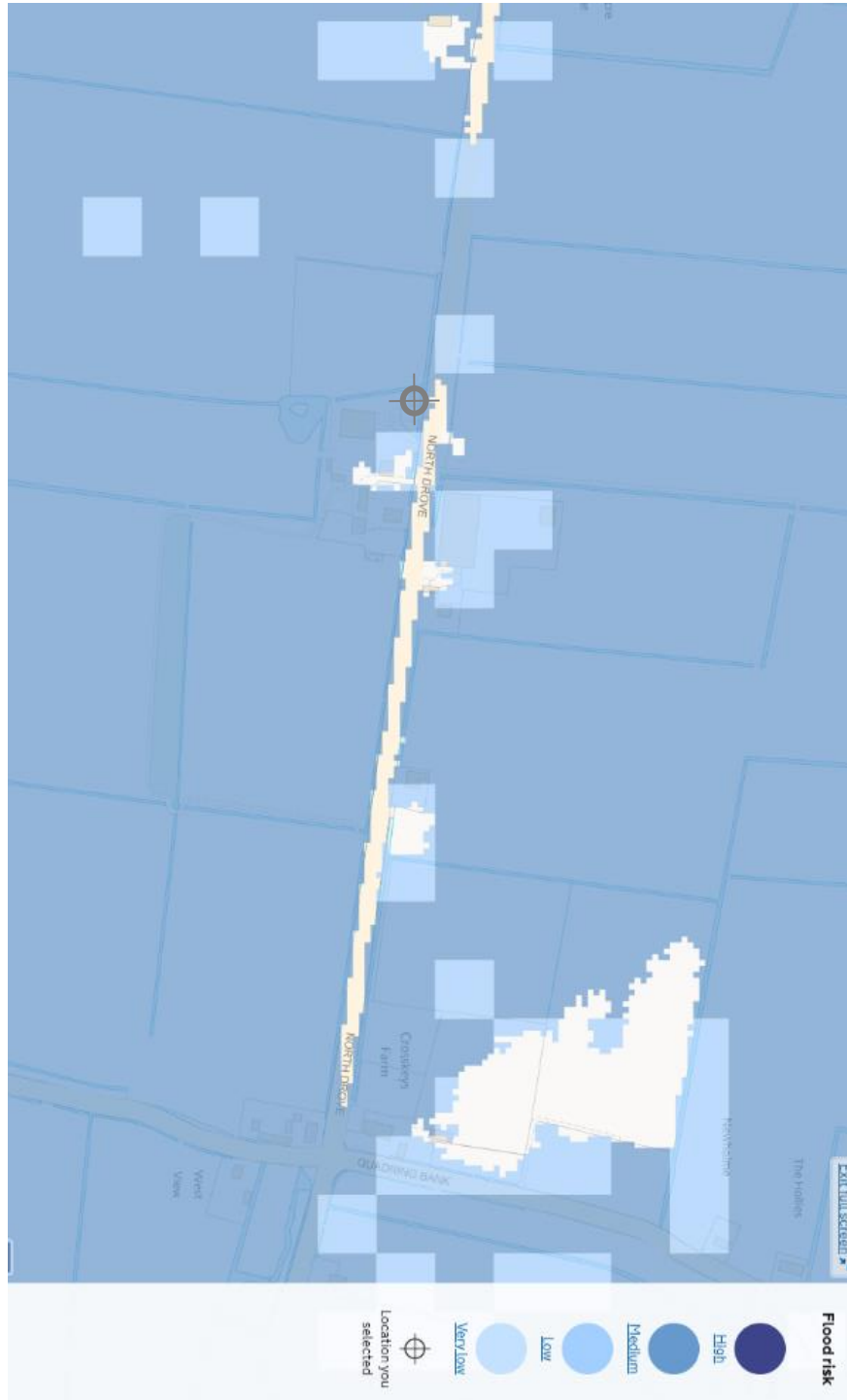
### PLAN OF IDB DRAINS



The site has been outlined in red on the above plan and all local IDB Drains can be found on the map above highlighted in blue.

## APPENDIX C

### ENVIRONMENT AGENCY MAP OF SURFACE WATER FLOODING RISK MAP



**Medium risk** means that each year this area has a chance of flooding of between 1% and 3.3%. This takes into account the effect of any flood defenses in the area. These defenses reduce but do not completely stop the chance of flooding as they can be overtopped, however, this is unlikely to have effect on this extension.