Introduction

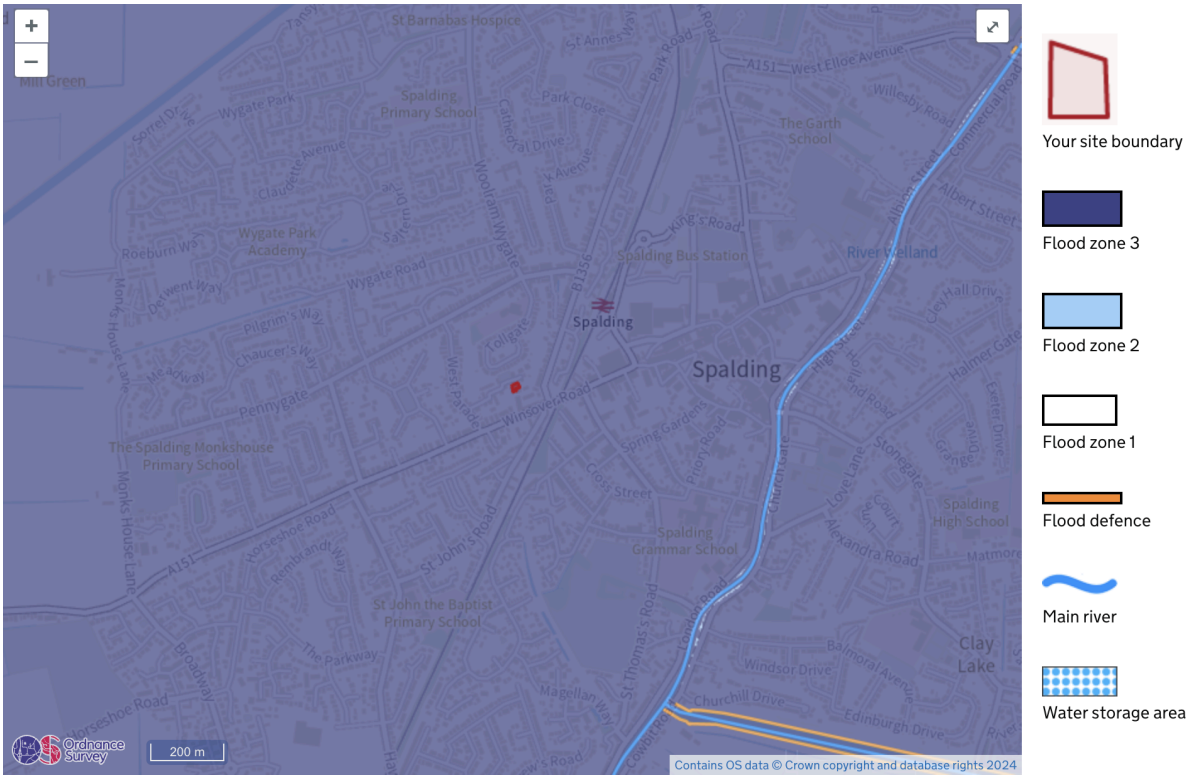
An application is due to be made to South Holland District Council for Planning Permission for change of use to use existing Summer house as a hair salon located at 30 Thistle Gardens Spalding PE11 1HJ. (REF: H16-0058-24)

The site is within Flood Zone 3 as shown on the Environment Agency's Flood Zone Map.

The Planning Application requires a Flood Risk Assessment to be carried out as required in Technical Guidance to the National Planning Policy Framework.

The site is shown within the defended area of the South Holland District Council's Strategic Flood Risk Assessment (SHDC SFRA) map and is located in the Welland and Deepings Internal Drainage Board district.

Environment Agency (EA) Flood Zones The map below is taken from the Environment agency website and shows the flood zones in this area.



Application Site

The development (Marked in red) is located approximately 625m on the western side of the River Welland. The River Welland is the main river and is maintained by the Environment Agency.

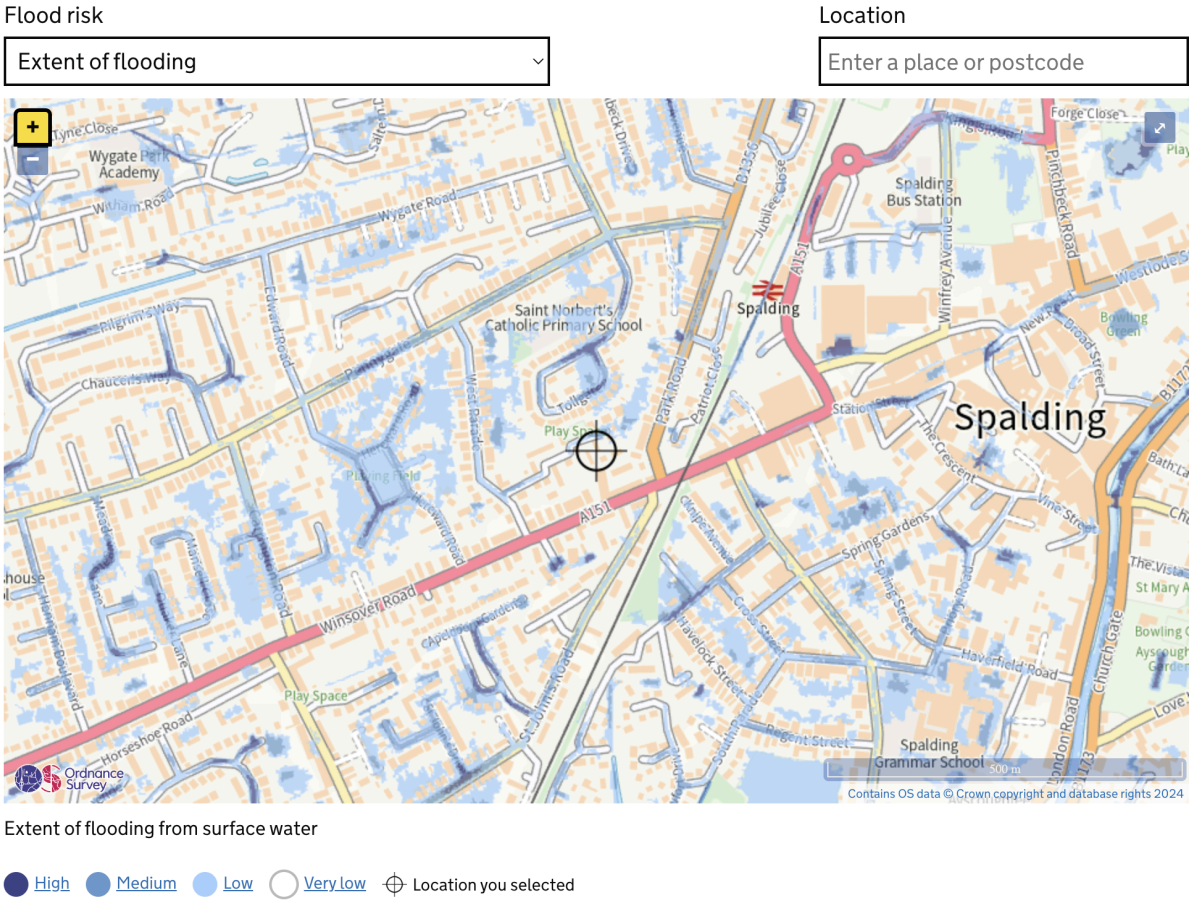
This area west of the River Welland is drained by surface water sewers maintained by Anglian Water, which discharge either into the River Welland or into drainage channels maintained by Welland and Deepings Internal Drainage Board. The water levels in the IDB channels are controlled by the water level in South Drove Drain which also is operated by Welland and Deepings IDB.

All of Spalding is considered a level 3 flood risk.The Coronation Channel was also created as a flood defence for spalding and opened in 1953 and lies 875m to the south of the proposed site.

Surface Water Flooding

No evidence was discovered of any surface water flooding having occurred in this area of Spalding. The probability of this development flooding from Environment Agency main river is very low.

The map below taken from GOV.UK (check your long term flood risk) shows the site is in a low risk area for surface water flooding.



All surface water from the existing site has historically drained away into natural surroundings and drainage systems.