

Flood Risk Assessment for: Mulberry's Bar | Swan Street | Spalding

Although the site is in flood zone 3, the actual risk of the site flooding from any Environment Agency watercourse is extremely low.

The SFRA indicates that no actual or residual flooding is predicted to the area for the 0.1% event possibility in 2015, as shown on the map reproduced above taken from the SHDC SFRA.

The risk of the site becoming flooded from any source is extremely low.

The flood risk to the proposed building is extremely low and therefore it is considered to be acceptable for an apartment to be constructed with sleeping accommodation on the ground floor.

In a flood risk area there is always a risk of an event occurring of greater magnitude than has been considered in this flood risk assessment.

Recommendations:

In any area at risk of flooding it is preferable that a proposed residential building should be of at least two story constructions with all bedrooms at first floor level.

This will provide a refuge for residents if the building becomes flooded after a major breach, and ensure there is no danger to residents when they are asleep.

However as the risk of any flooding occurring is so low that it could almost be discounted then accommodation with bedrooms on the ground floor is considered satisfactory.

The owner of the building should advise all tenants that they should register with the Environment Agency's Flood line Warnings Direct Service.