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FLOOD RISK ASSESSMENT

45 Bourne Road, Spalding, Lincs. PE11 1JN

THE PROPOSAL:

The application is for planning permission to demolish 45 Bourne Road to form 2no. one bedroomed flats and 1no two bedroom flat.

FLOOD RISK TO THE DEVELOPMENT:

The environment agency flood maps indicate that the site is located within Flood Zone 3. However, The South Holland Strategic Flood Risk Assessment (Residual Flood Maps) prepared by Royal Haskoning and updated in January 2010 indicates that the site is located well away from any flood risk areas both at present and in the future, including Residual Risk Extent up to and including year 2115 and is not at risk of flooding.

The revised The South Holland Strategic Flood Risk Assessment (Residual Flood Maps) prepared by Royal Haskoning and updated in February 2017 still show the site to be an area of low risk and well away from any flood risk areas.

IN CONCLUSION:

The Royal Haskoning report indicates that this site is located in an area that is not in any significant danger from flooding, either from the sea or from rivers. The site is well away from any of the defined rapid inundation zones bordering the sea and major rivers and is not in a Residual Risk location. The occupant of the proposed dwelling should also register with the Environment Agency's free Floodline Warnings Direct service and this should be a condition in any planning consent for this site.

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