

Flood Risk

Reference: H16-0604-24

Proposal: Roof Alterations

Location: 48 Holbeach Road Spalding Lincolnshire

The proposal is for a replacement of an asbestos roof that had been removed.

The replacement is proposed to be of insulated panels as per the drawings and submitted documents.

The site is within Flood Zone 3 of the Environment Agency's Flood Risk Maps, although, is classified as low (yearly) risk of flooding from surface water and a high (yearly) risk of flooding from rivers and sea,

In the Local Strategic Flood Risk Assessment (SFRA), the site is classified as "Danger for All", with flood depths of up to 2 metres (due to the close proximity to the canal).

I do understand that an assessment must be made on the potential flood risks in relation to the building for any development, I would like to point out that the works concerned is merely a replacement of a roof and not development pa say.

While the medium risk designation indicates a potential for flooding, it is important to emphasise that this risk level is manageable (and even perhaps negligible) as our proposal is in an area well over 2m high and that any flooding events are highly unlikely to significantly impact on what is being proposed.

What I would also add is that the longer the structure is exposed to the elements, the more the detriment and in the case where there is a flood, it would cause more damage to the already weakened structure