Rick Smith Design
Architectural Design Consultancy

BASIC FLOOD RISK ASSESSMENT

For

Proposed extension and alterations

75 Aintree Drive, Spalding, Lincolnshire, PE11 3BT

The application site is flood zone 3 and in principle is to add a first floor storey extension to side of dwelling.

We have acknowledged that the development site is situated within a flood risk zone but this application seeks planning permission for a first-floor extension constructed directly above the existing ground-floor structure. The development will create zero new ground-floor footprint and will not increase the impermeable area of the site. Consequently, it will have no impact on structural flood storage capacity or local surface water displacement.



Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	**523514/320671**	**7 September 2026 09:35**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

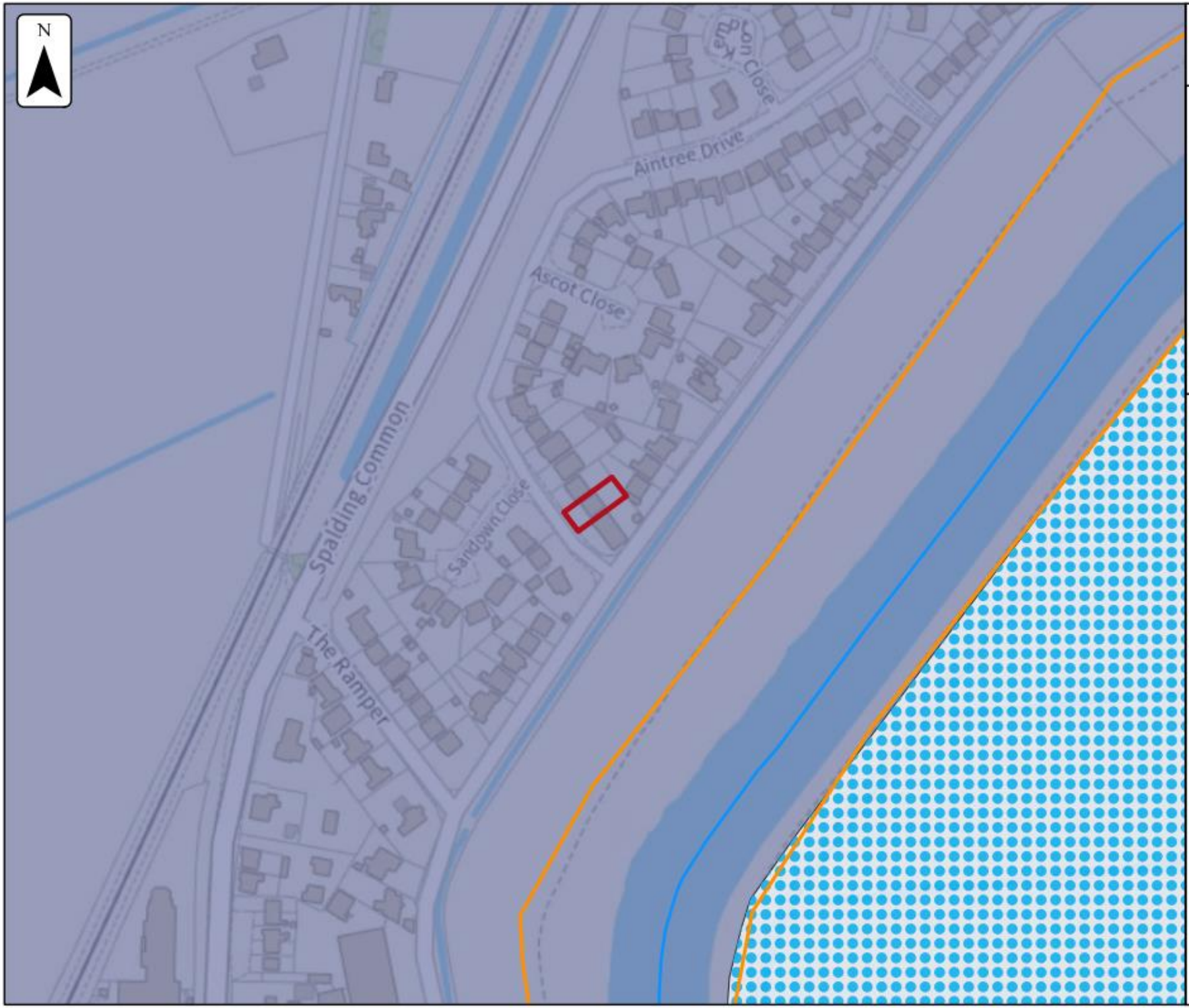
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

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Environment Agency

Flood map for planning

Your reference
Unspecified

Location (easting/northing)
523514/320671

Scale
1:2,500

Created
7 Sep 2026 09:35

- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 20 40 60m

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