FLOOD RISK ASSESSMENT STATEMENT

For

PROPOSED REDEVELOPMENT OF FORMER BUTCHERS' FACTORY SITE

At

FOUNDRY LANE
SPALDING
LINCOLNSHIRE

For

GCM ADAMS 2007 DISCRETIONARY TRUST

PLANNING APPLICATION ISSUE

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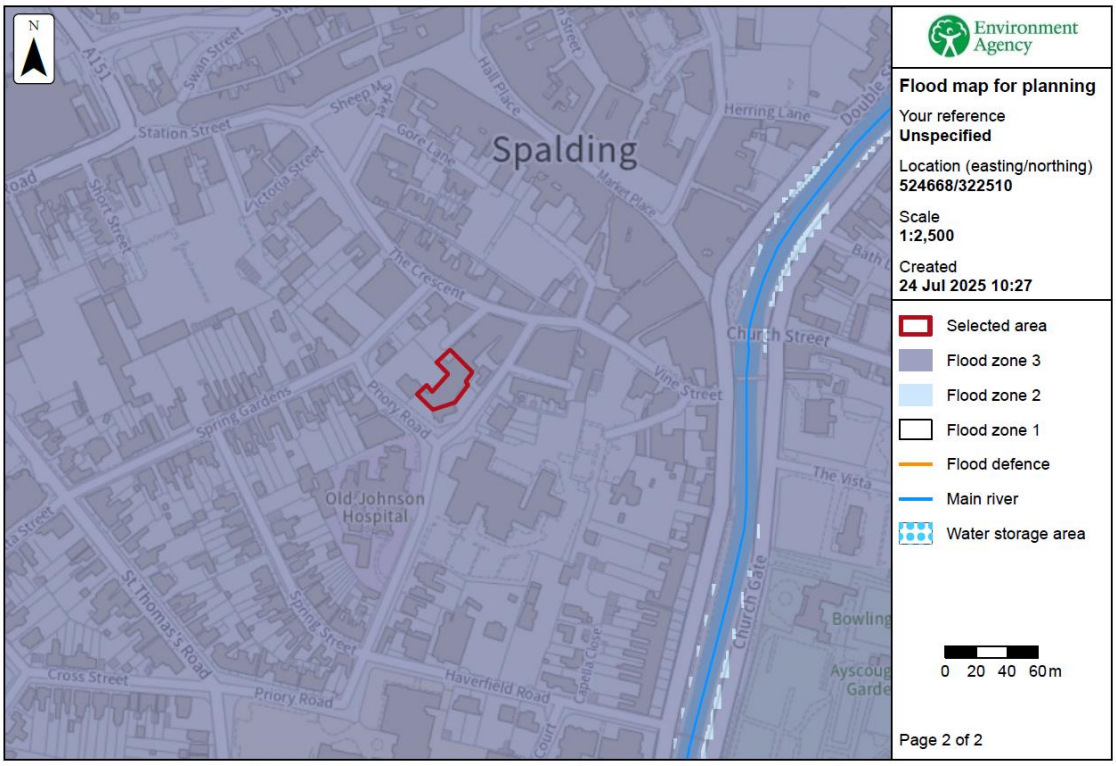
Flood Risk Statement

The site is located on Foundry Lane in Spalding town centre and referring to the Environment Agency website on flood risk this is identified as being within flood zone 3. The flood map below confirms this (reproduced courtesy of the Environment Agency).

Whilst this places the site in a zone with a high probability of flooding, the proposal seeks to use the majority of the site area as an external play space that would not be in use in the event of a flood. In addition, this area is raised at least 300mm above the surrounding ground level, again reducing the risk.

The building that is to be reclad will be used for storage which does not present a change in vulnerability to that use which already exists. Again, the finished floor level of this building sits above the adjacent ground levels on Foundry Lane and Priory Road.

Given the proposed low vulnerability uses, it is concluded that a detailed site-specific flood risk assessment is not required for this proposal.



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