

EN-PLAN

PLANNING & ARCHITECTURE

**FLOOD RISK ASSESMENT
PREPARED BY
EN-PLAN: PLANNING & ARCHITECTURE
FOR & ON BEHALF OF
87 SPALDING COMMON**

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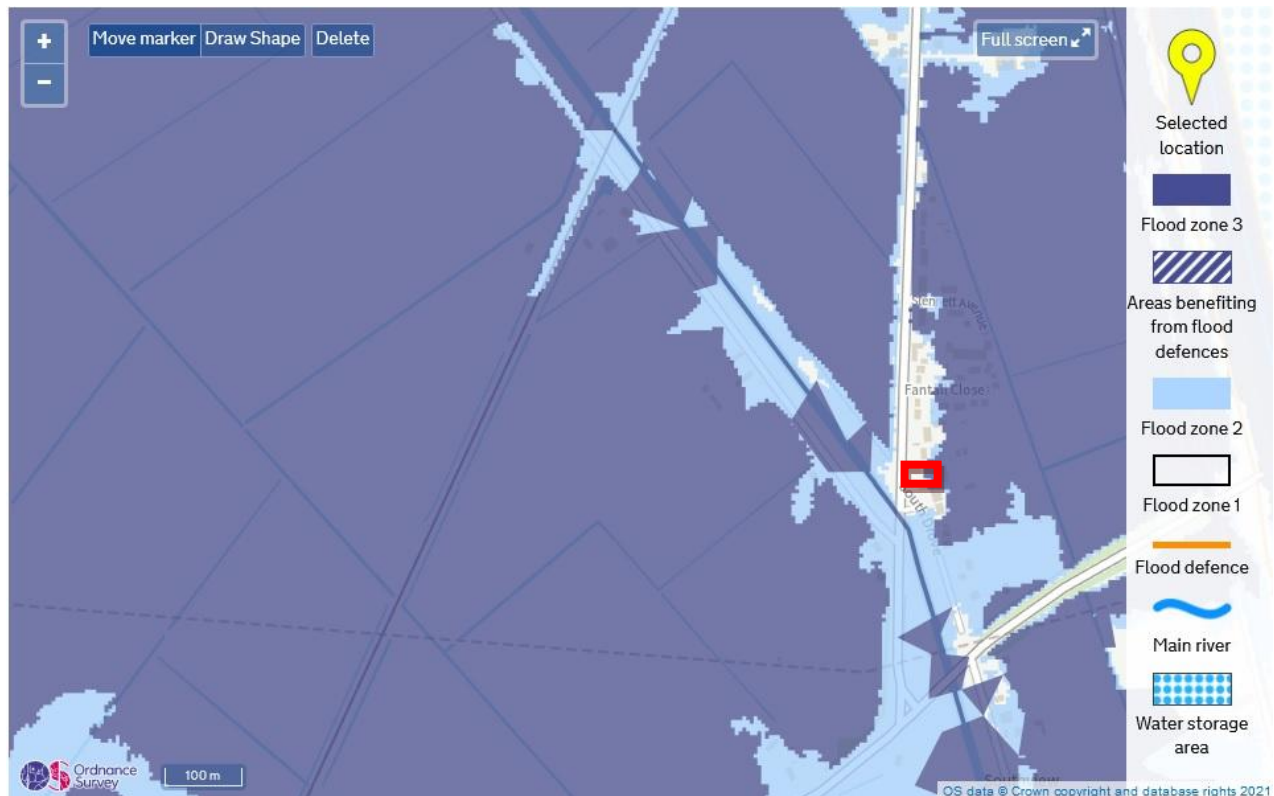
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Introduction

The following information has been prepared to supplement the recent PLANNING APPLICATION submitted to the Council relating to the application for and on behalf of Mr. Philip Foster for the erection of one detached bungalow and extensions of the existing house at 87 Spalding Common..

The Existing Site & Immediate Surroundings

The site is located off Spalding Common and is adjoined on all sides by existing residential development.



Relevant Planning History in the Locality

Reference	H16-1095-13
Status	Approved
Proposal	Residential development - erection of detached house
Location	88A Spalding Common Spalding Lincolnshire PE11 3AU

Reference	H16-1110-15
Status	Approved
Proposal	Erection of 3 bedroom bungalow and double garage
Location	42B Spalding Common Spalding PE11 3AU

Existing Building(s)

The area is characterised by two storey residential units.

The Proposals and reasoning behind the selection of 87 Spalding Common

The applicants propose to increase the size of the existing unit and erect a bungalow in the extensive rear cartilage. The proposed sit was chosen due to the site being protected by flood defences and residential development being deemed as acceptable in the area.

Elevation and Topography

The existing site generally remains level and this is a characteristic displayed across the broader area. The site is set at 3.3m above ordnance datum.

The Sequential Test

The principle of development in the locality has been established b the planning history in the locality.

Potential Sources of Flooding

We have identified five sources of flooding:

1. Blockage to public surface water sewers.
2. Local blockages to existing IDB main drainage systems
3. Extreme weather conditions and climate change
4. Failure of the local pumping station
5. Breach of the tidal River Welland.

There is no known flooding at the site within the last 60 years.

Impacts of Flooding

Although the site is within a Flood Zone the close proximity of flood defences the site is not at risk in the future.

No significant impacts are expected as a result of the proposals and the distance of the site from the river systems gives 2-3 days warring in the event of an incident. The extensive planning history in the locality has accepted residential development in Spalding Common as acceptable.

Preparations for flooding

The Environment Agency provides a Flood Warning Service which includes Flood Warning Codes and uses direct warning methods where the impacts of flooding are high. Flood warning sirens are currently operated in King's Lynn. Indirect warnings are provided in all flood risk areas and even those with a low risk of flooding. The main method is media broadcast via local radio and television and via automated texting

and/or telephone messages. The Environment Agency also operate a 24 hour a day floodline service providing advice information on flooding on 0845 988 118.

On occupation of the premises the new occupants will produce a flood plan which will be kept in an easily accessible place for all to see.

Conclusions

As the proposal is for residential development in an established residential area where the principle of development has been acceptable by the LPA and Environment Agency the site is deemed acceptable.