FLOOD RISK ASSESSMENT

Alterations and Extensions to Retail Space at 4 Winsover Road, Spalding

THE PROPOSAL:

The application is for planning permission to Alter and Extend Existing Outbuilding Stores to form a Fruit Shop and to extend Retail Floorspace in Existing Food Shop into Existing Corridor Area

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.

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 site is protected by existing fluvial defences to a standard of 1 in 100 years and tidal defences of 1 in 200 years. The risk of flooding is less than 5% and is fully defended by the IDB and the existing river and tidal flood defences as shown in the RH report.
There is also no risk of run-off flooding to adjacent properties as a result of the current proposal.

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