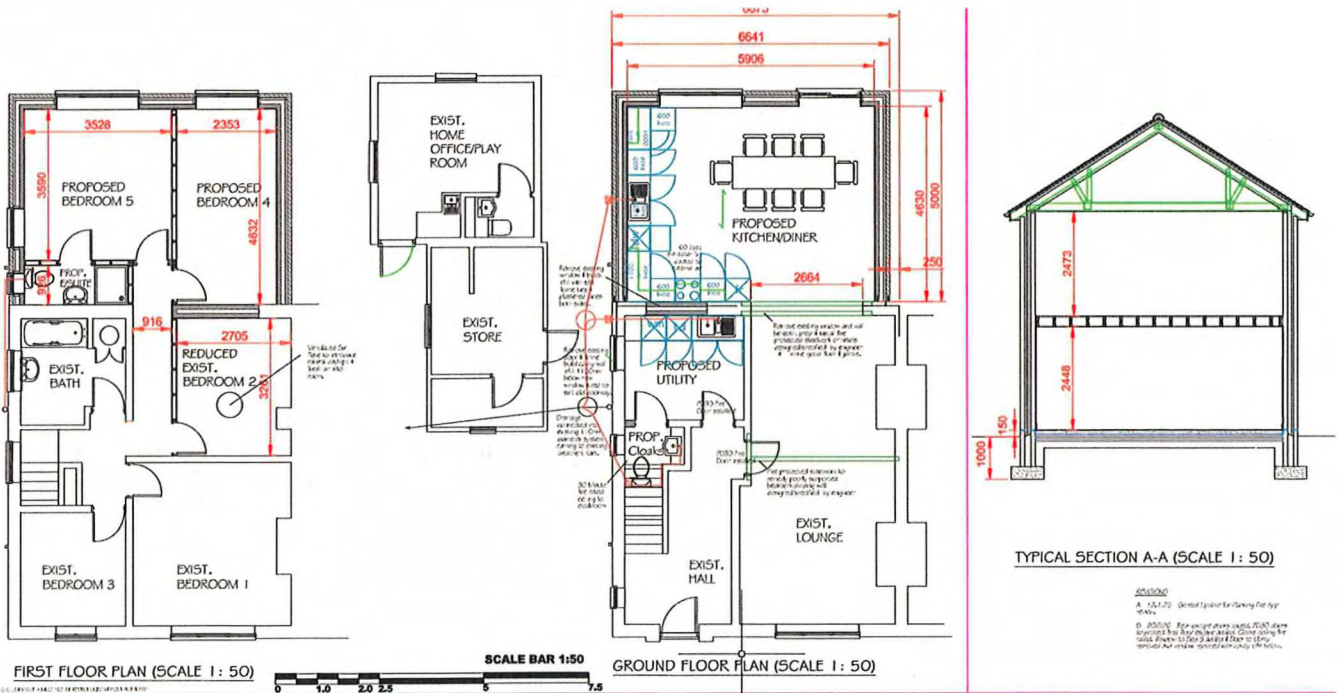


FLOOD RISK ASSESSMENT

20.3.26

PROPOSED CONSTRUCTION OF REAR EXTENSION TO 1, CHEAL FARM COTTAGE, SALTFLY LANE, SURFLEET, SPALDING, PE11 4BD



FLOOD RISK ASSESSMENT

PROPOSED CONSTRUCTION OF A REAR DOMESTIC EXTENSION

INTRODUCTION

The government has placed increasing priority on the need to account the risks associated with flooding. This is to reduce the future damage to the property and the risk to life from incidents of flooding. This has been outlined in the National Planning Policy Framework 2024.

Application Site

The site is located at 1, Cheal Farm Cottage, Saltfleet Lane, Surfleet, Spalding, PE11 4BD (Grid Ref E 523681 N 328730) which is in the administrative area of South Holland District Council.

The proposal is to erect a two storey rear extension to the existing semi-detached House in accordance with plans ref: LB02B to allow a ground floor Kitchen Diner and additional two first floor bedrooms with one en-suite toilet/shower room.

The site would be classed as a non-major development when applying the Town and Country Planning Direction 2009.

The National Planning Policy Framework Technical Guidance defines three levels of flood risk depending on the annual probability of fluvial flooding occurring. This site would be classified as a Flood Zone 3 development.

The Environment Agency Risk of flooding from Rivers and Sea map shows that the site is a 1 in 100 or greater annual probability of river flooding (>1%), or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year medium risk of flooding. Meaning that each year, this area has a chance of flooding between 1 in 100 and 1 in 30, taking into account any flood defenses.

Environment Agency

The Governments Environment has permissive powers for reducing the risk of flooding from the main rivers and sea. The following are the main potential sources of flooding affecting the development site which are the local dykes, the River Glen (1.17km away) and The Sea. The Environment Agency report on the future risk of these flooding hazards as follows:

Long Term Flood Risk

The UK Government provide long term Flood Risk for specific sites, which we have provided below. These all show very low risk for Surface water, rivers and sea, and the site is outside ground water and Reservoir risk areas. The summary follows:-

Flood risk summary

Your selected location: 1 Cheal Farm Cottage, Salt Fleet Lane, Cheal, Surfleet, Spalding, PE11 4BD

This information tells you the flood risk of the land around a building, not the building itself.

Get flood warnings by text, phone or email

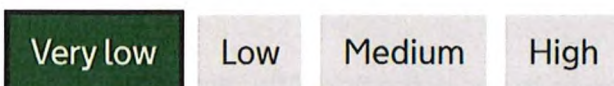
You can [sign up for free flood warnings](#), and get messages by text, phone or email.

- ▶ [How we assess an area's flood risk](#)
- ▶ [Flood risk and climate change](#)

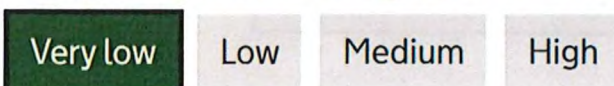
Surface water

[More about your surface water flood risk](#)

Yearly chance of flooding



Yearly chance of flooding between 2040 and 2060



What surface water is

Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.

- ▶ [Why surface water flooding is a problem](#)

Rivers and the sea

[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

No data available

This data is currently unavailable. We'll publish the data when it becomes available.

What makes rivers and sea flooding more likely

Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.

This information takes into account any flood defences.

► [Why flood defences cannot completely prevent flooding](#)

Groundwater

[More about your groundwater flood risk](#)

We use groundwater flood alert areas to check the risk of flooding from groundwater.

This location is outside of a groundwater flood alert area.

► [What this means](#)

What groundwater is

Groundwater is the water that is usually held in rocks and soil underground.

Groundwater flooding happens when this water rises and flows above the surface.

Flooding from rivers is more likely when groundwater levels are high.

Reservoirs

[More about your reservoir flood risk](#)

Flooding from reservoirs is unlikely in this area.

What a reservoir is

A reservoir is a large natural or artificial lake that is designed to collect and store water.

They are usually formed by building a dam across a river, or by building a large tank or surrounding embankment. If one of these dams or embankments fails, then water could escape from the reservoir. This would result in land or properties being flooded.

The Environment Agency have provided modelled information to enable this Flood Risk Assessment.

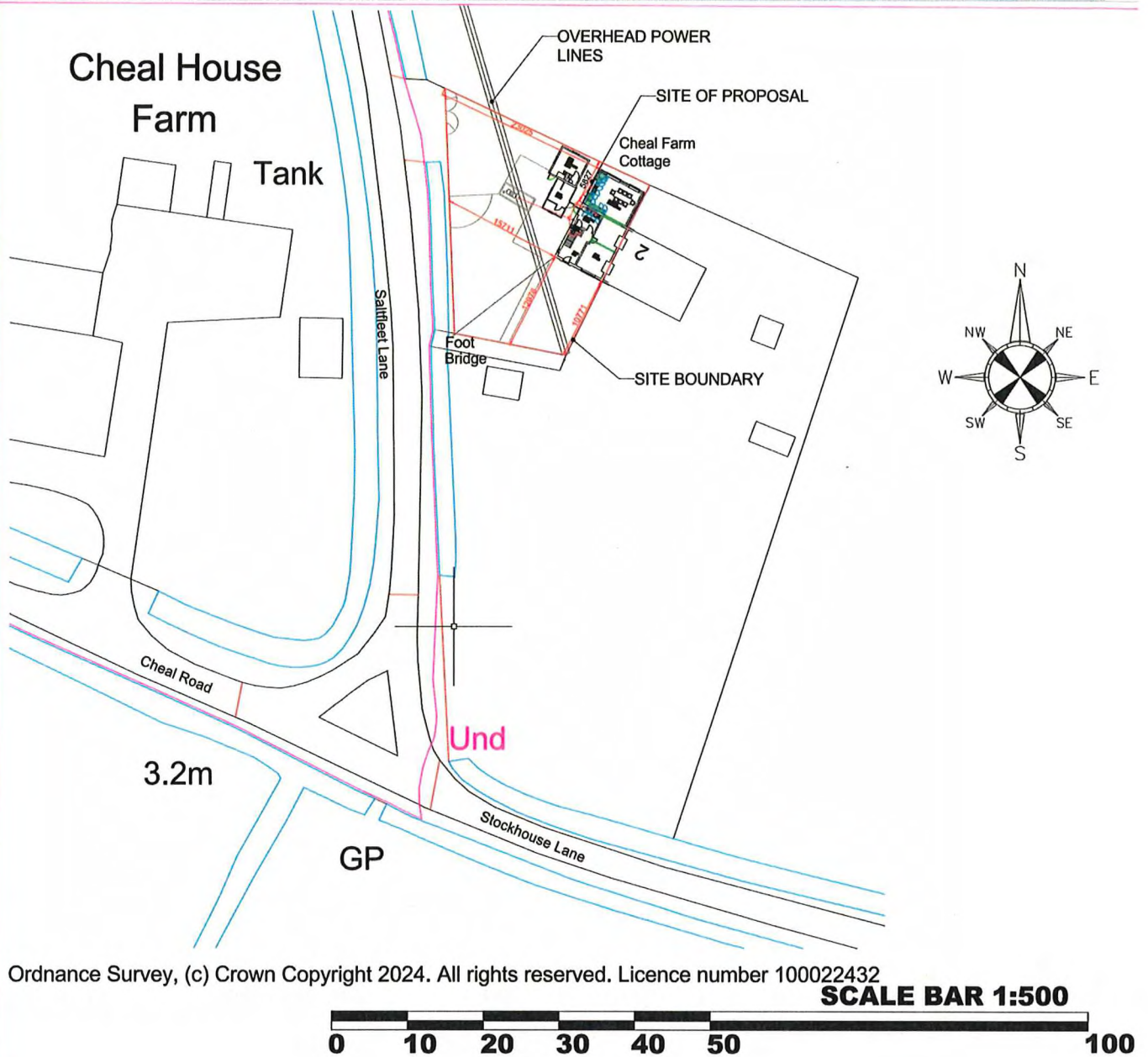
Flood Map

The attached map includes the current Flood Map for the development Site area.

Historical Data

The flooding for December 2013 defence breach had no effect upon this site.

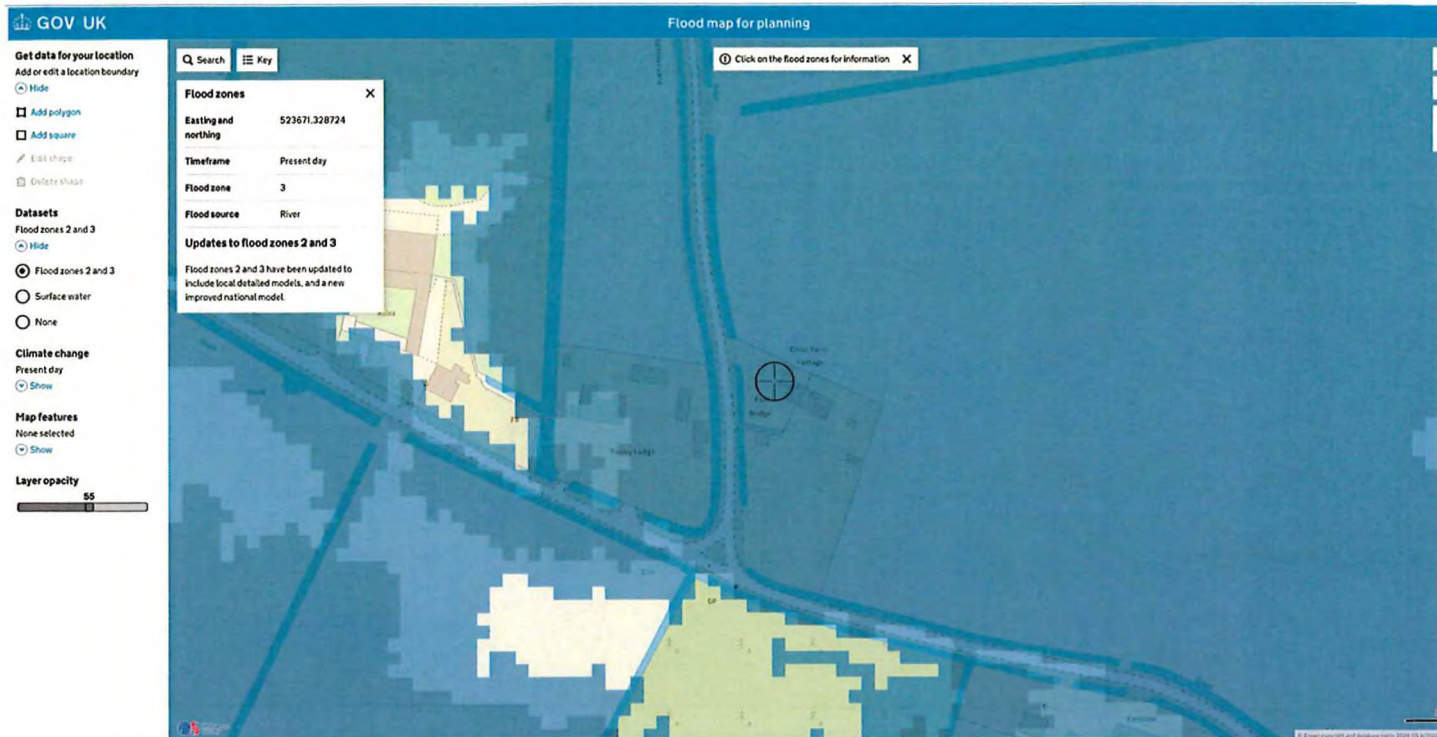
Site Location Plan



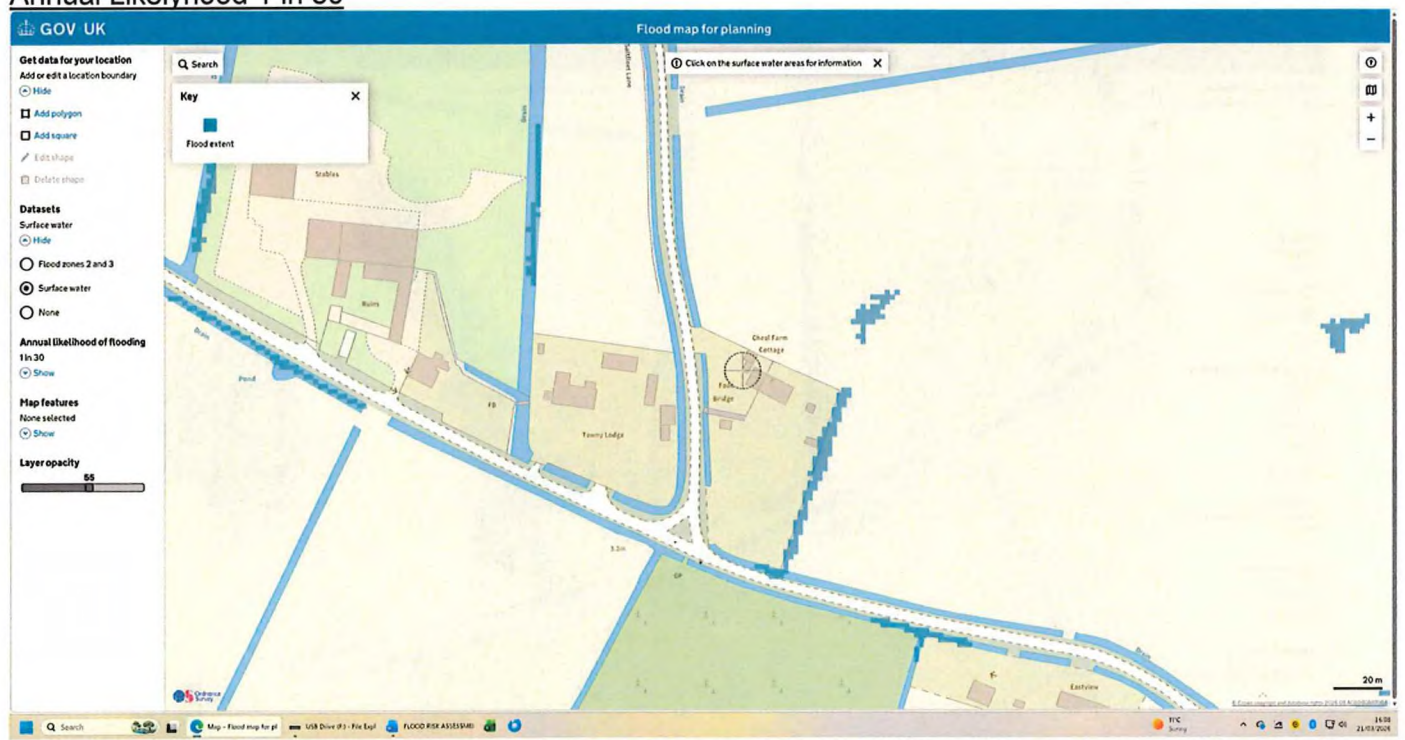
Flood zoning and the annual surface water flood risk for this site is shown in the following Government published flood risk maps for this site:-

Flood Map For Planning
Zoning Plan

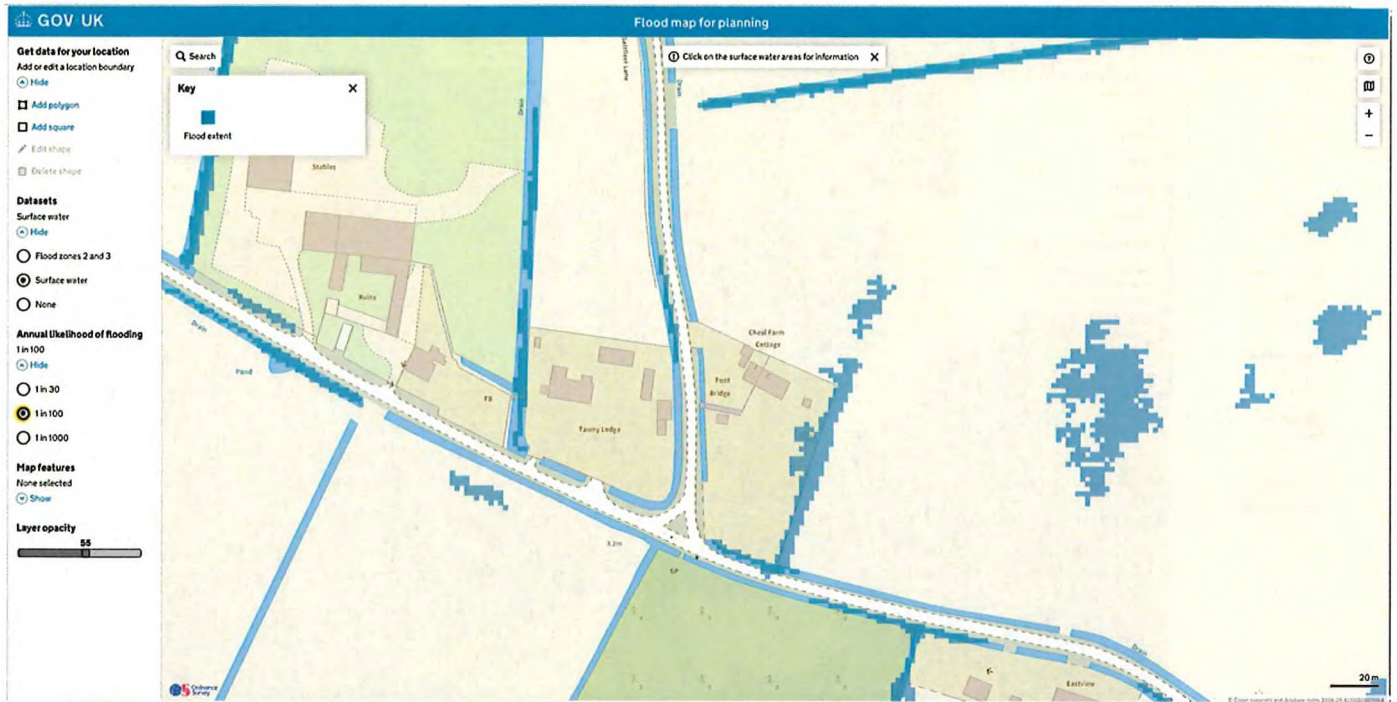
FLOOD RISK ASSESSMENT



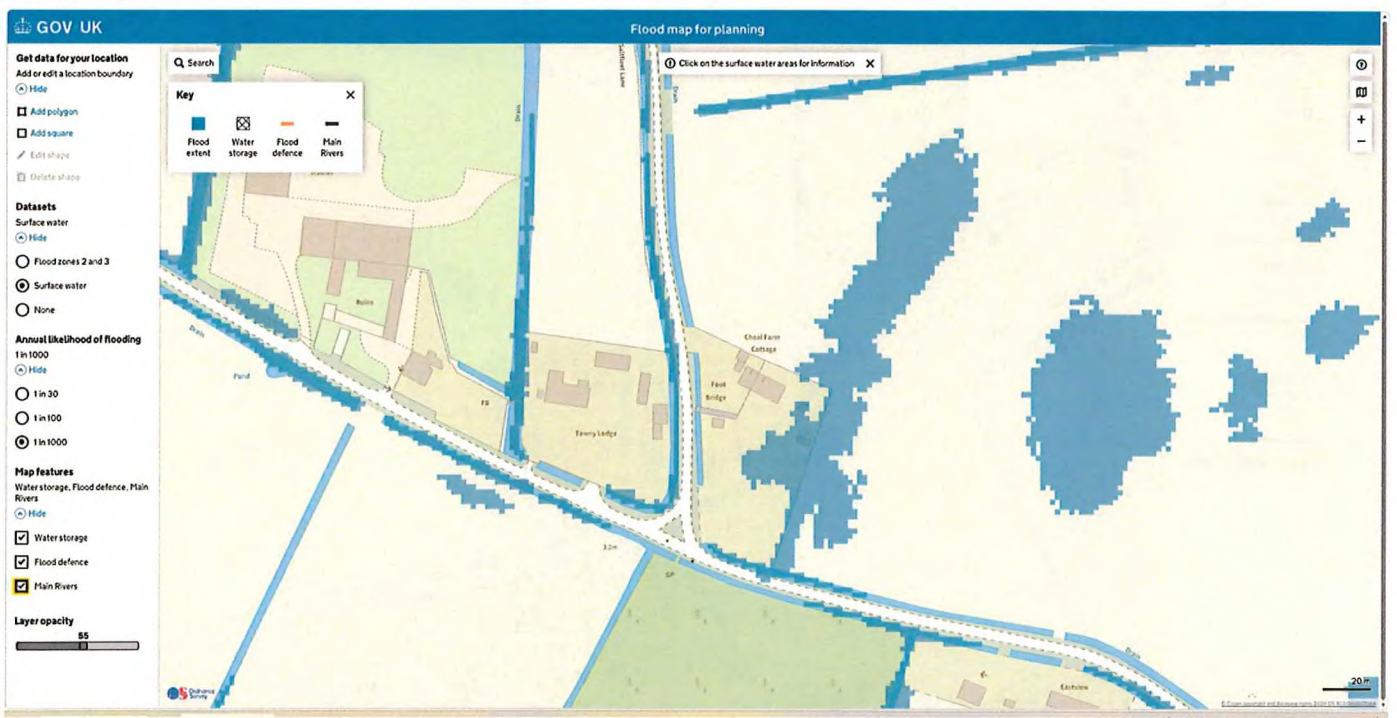
Surface Water Flood Risk Plan Annual Likelihood 1 in 30



Surface Water Flood Risk Plan Annual Likelihood 1 in 100



Surface Water Flood Risk Plan Annual Likelihood 1 in 1000



Conclusions

From the data produced from Government flood risk modelling of surface water risk and breaches of river or sea defences – flood risk is ‘very low’ owing to local dykes aiding run off and distance from river and sea risks. Ground water and Reservoir hazards are not applicable to this site at all.

Sequential Test

Gov.Uk flood risk guidance indicates that this 'minor' development does not require Sequential or Exception test, where a minor development is:

development of an existing dwellinghouse, or development within the curtilage of a dwellinghouse, for any purpose incidental to the enjoyment of the dwellinghouse

However the plan below shows that the Area gives little opportunity to re-locate outside of flood risk zones 2 & 3 to give the economic living space needed, compared to the favoured limited extension to provide the required extra space with no additional run off effect and using tolerant construction of ground floor footprint.

The Extension is similar in size to the attached neighbours recent extension and is also further from local risk water courses than that of the neighbour, as shown on the above plans. The extension provides essential Kitchen Dining facilities on the ground floor and first floor sleeping accommodation for a growing family.

The Extension will be constructed with flood resilient solid concrete floor slab, ceramic tile floor coverings, cement & sand rendered and plastered brickwork/blockwork walls, raised kitchen fittings, pvc double glazed doors, which are all reasonably flood tolerant and recoverable. All power provisions and connections will be at high level and capable of being instantly isolated. Occupants can be evacuated at a moment's notice and all sleeping accommodation is on the first floor. This would mean that the impact on the building and its users would be minimal and short lived; allowing rapid resumption to functional use following any flooding scenario from river breach. The upper protected floors are sleeping areas and again essential to accommodate the growing family.

