
FLOOD RISK ASSESSMENT

Applicant: Mr. R. Bright

Site Address: Ivy House, Gosberton Bank, Spalding, PE11 4PB

Our Ref: SA/ICTR/022/25

Date: 13th March 2025

Local Planning Authority: South Holland District Council

Proposal: Proposed Summer Day Room to Rear of Dwelling (Grade II Listed Building)

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in support of a planning application for the construction of a single-storey summer day room to the rear of Ivy House, Gosberton Bank, Spalding.

The site relates to an existing Grade II Listed residential dwelling, and the proposal is considered a minor extension with no change in use or vulnerability classification.

This report assesses flood risk in accordance with the National Planning Policy Framework (NPPF) and associated guidance.

2. Site Location and Description

The site is located in Gosberton Bank, near Spalding, within the administrative area of South Holland District Council.

- The property is an existing residential dwelling (Use Class C3).
- The surrounding area is predominantly rural with agricultural land.
- The proposal relates to the rear garden area, which is currently undeveloped.

- The topography of the site and surrounding land is generally flat and low-lying, characteristic of the Lincolnshire Fens.
-

3. Flood Risk Policy Context

This assessment has been prepared with reference to:

- National Planning Policy Framework (NPPF)
 - Planning Practice Guidance (PPG) – Flood Risk and Coastal Change
 - Environment Agency Flood Map for Planning
 - South Holland District Council Local Plan
-

4. Flood Zone Classification

According to Environment Agency mapping:

- The site is located within Flood Zone 3 (High Probability).
 - This indicates a 1 in 100 year or greater annual probability of river flooding, or
 - A 1 in 200-year probability of tidal flooding.

However, it is acknowledged that:

- The wider South Holland area benefits from significant flood defence infrastructure, including embankments, drainage channels, and managed pumping systems.
-

5. Vulnerability Classification

Under the Planning Practice Guidance:

- The development is classified as “More Vulnerable” (residential extension).
 - The proposal is ancillary to an existing dwelling and does not introduce a new dwelling unit.
-

6. Sequential and Exception Test

Sequential Test

The proposal is for a minor domestic extension to an existing dwelling and therefore:

- The Sequential Test is not required (as per PPG guidance for householder applications).

Exception Test

Not required due to:

- Scale and nature of development
 - No increase in vulnerability classification
-

7. Sources of Flood Risk

7.1 Fluvial and Tidal Flooding

- Primary risk arises from river and tidal sources due to the site's Flood Zone 3 classification.
- Risk is mitigated by existing flood defences and drainage infrastructure.

7.2 Surface Water Flooding

- Potential for localised ponding during heavy rainfall events due to flat topography.

7.3 Groundwater Flooding

- Risk considered low, though shallow groundwater levels may occur seasonally.

7.4 Sewer Flooding

- Considered low risk, subject to capacity of local drainage infrastructure.
-

8. Impact of Development on Flood Risk

The proposed development is:

- Small-scale and single storey
- Located within an existing domestic curtilage
- Not expected to significantly alter ground levels

Therefore:

- No significant increase in flood risk elsewhere
 - No displacement of floodwater
-

9. Mitigation Measures

To ensure the development remains safe and resilient, the following measures are recommended:

9.1 Finished Floor Levels

- Set finished floor levels above existing ground level where feasible
- Ideally above predicted flood levels where data is available

9.2 Flood-Resilient Construction

- Use of water-resistant materials (e.g. concrete floors, tiled finishes)
- Raised electrical sockets and services

9.3 Safe Access and Egress

- As an ancillary room, occupants can retreat to the main dwelling, which provides safer refuge

9.4 Sustainable Drainage (SuDS)

- Incorporate permeable surfaces where possible
 - Ensure runoff does not exceed existing greenfield rates
-

10. Residual Risk

Residual risks (e.g. defence overtopping or breach) are acknowledged. However:

- The proposal does not introduce sleeping accommodation
 - Safe refuge is available within the existing dwelling
 - The scale of development limits overall risk exposure
-

11. Conclusion

The proposed summer day room at Ivy House:

- Is located within Flood Zone 3 but is minor in scale and ancillary
- Does not increase flood risk elsewhere
- Can be made safe through appropriate mitigation measures

It is therefore concluded that the development is acceptable in flood risk terms and complies with the requirements of the NPPF.

12. Flood Risk Mapping

Flood risk mapping has been prepared and is appended to this report (Refer to Appendix A: FRA Mapping)

The mapping includes the following datasets:

12.1 Flood Zone 3 Mapping

- The Environment Agency Flood Map confirms the site lies within Flood Zone 3 (High Probability).
- This reflects the wider low-lying nature of the Lincolnshire Fens and does not account for local flood defence measures.
- The classification is consistent with national mapping for this region.

12.2 Flood Defence Mapping

- Mapping identifies the presence of formal flood defences and drainage infrastructure within the surrounding area.
- These include embankments, drainage channels, and managed systems operated by local authorities and Internal Drainage Boards.
- The site benefits from these strategic flood risk management measures, which significantly reduce the actual risk of flooding.

12.3 Surface Water Flood Risk Mapping

- Surface water mapping indicates limited to moderate risk of ponding during extreme rainfall events.
 - Any identified flow paths are localised and typical of flat rural terrain.
 - The proposed development, due to its small footprint, will not materially increase surface water runoff.
-

13. Mapping Summary

The combined mapping demonstrates that:

- The site is located within Flood Zone 3, but
- It is also within an area benefiting from flood defences, and
- Surface water risk is manageable and localised

Overall, the mapping supports the conclusion that:

- The proposed development is appropriate in this location,
- Flood risk can be adequately managed through mitigation, and
- There is no increased risk to third parties.

Appendix A: Flood Risk Mapping

The following figures are provided to support this Flood Risk Assessment and should be read in conjunction with the main report.

Figure 1 – Flood Zone 3 Mapping (Environment Agency)

Description:

Extract from the Environment Agency Flood Map for Planning showing the site located within Flood Zone 3 (High Probability).

Key Points:

- Confirms policy-based flood zone classification
- Does not reflect the presence of flood defences
- Represents undefended scenario

Figure 2 – Flood Defence Mapping

Description:

Mapping illustrating flood defence infrastructure and managed drainage systems in the vicinity of the site.

Key Points:

- Identifies defended nature of the wider area
- Demonstrates reliance on embankments, channels, and pumping stations
- Supports reduced real-world flood risk

Figure 3 – Surface Water Flood Risk Mapping

Description:

Surface water flood risk mapping indicating potential overland flow routes and ponding areas during extreme rainfall events.

Key Points:

- Shows localised areas of low to moderate risk
- Reflects flat topography of the surrounding landscape
- No significant flow routes directly impacting the proposed development

Appendix Summary

The appended mapping confirms that:

- The site lies within Flood Zone 3,
- It is located within a defended floodplain, and
- Surface water risks are localised and manageable

These findings support the conclusion that the proposed development:

- Is appropriate in flood risk terms,
- Will not increase flood risk elsewhere, and
- Can be made safe for its lifetime.

Figure 1 – Flood Zone 3 Mapping (Environment Agency)

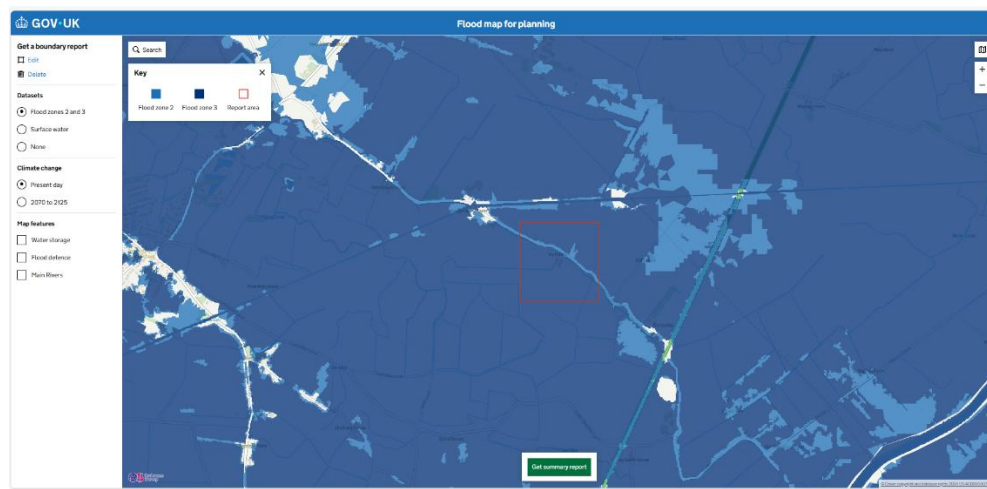


Figure 2 – Flood Defence Mapping

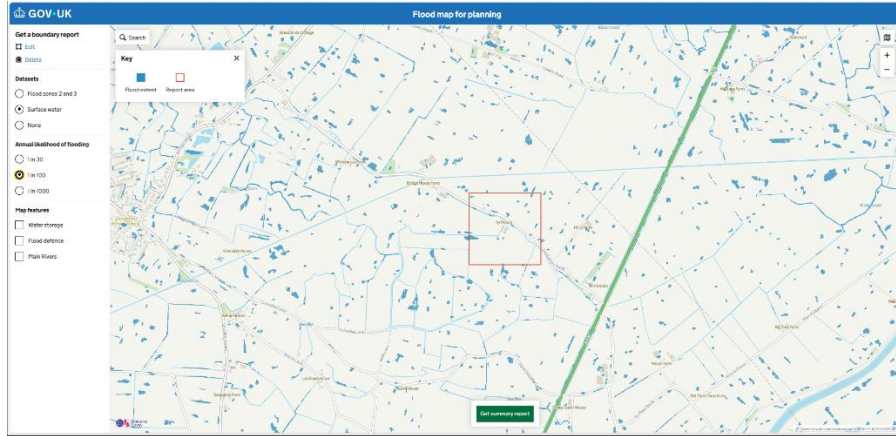


Figure 3 – Surface Water Flood Risk Mapping

