DOWLMAN
Neil Dowlman Architecture

Planning | Design | Project Management

**Flood Risk Assessment**
**Site:** 2 Kingfisher Drive, Surfleet, PE11 4BU
**Proposal:** Two-storey extension to form living room, bedroom, boot room and study, etc.
**Applicant:** Mr & Mrs Stacey
**LPA:** South Holland District Council

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**1. Introduction**
This Flood Risk Assessment (FRA) is submitted in support of a householder application for a two-storey extension at 2 Kingfisher Drive, Surfleet. The extension will provide additional living accommodation (living room, bedroom, boot room and study, etc.) as part of the existing dwelling.
The site is located within an area designated as Flood Zone 3 by the Environment Agency (EA) Flood Map for Planning. In accordance with the National Planning Policy Framework (NPPF, 2023**)** and associated Planning Practice Guidance (PPG), a FRA is therefore required.

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**2. Development Proposal**
- The proposal is for a two-storey domestic extension attached to the existing house.
- Use remains residential and is ancillary to the existing dwelling.
- The development does not create a new dwelling unit.

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**3. Flood Risk Context**
- **Flood Zone classification:** Zone 3 (high probability of flooding).
- **Vulnerability classification (NPPF Annex 3):** “More Vulnerable” (residential use).
- **Sequential Test:** Not required as the proposal is a householder extension within the residential curtilage.
- **Exception Test:** Not required, provided appropriate mitigation is incorporated.

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**4. Sources of Flood Risk**
- **Fluvial (river) flooding:** The principal risk as identified by EA flood maps.
- **Surface water flooding:** Possible localised ponding during heavy rainfall.
- **Residual risk:** Remains from overtopping or breach of defences.
- **Groundwater/sewer flooding:** Potential risk in extreme conditions, as in surrounding fenland areas.

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**5. Flood Risk Mitigation**
The following measures will be incorporated:
1. **Flood resilient/resistant construction** to minimise damage and allow quicker recovery, including:
    - Solid floors with water-resistant finishes.
    - Closed-cell insulation.
    - Water-tolerant wall finishes.
2. **Services and electrics:** Positioned above likely flood levels (e.g. sockets above skirting).
3. **Safe access/egress:** Occupants are requested to register with the Environment Agency Floodline Warnings Direct service and requested to follow Lincolnshire Resilience Forum flood emergency procedures.
4. **Sleeping accommodation:** Provided at first floor level, ensuring safe refuge in the event of a flood.

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**6. Policy Compliance**
- **NPPF & PPG:** Development is classed as “More Vulnerable” but acceptable in Zone 3 subject to FRA and mitigation.
- **South East Lincolnshire Local Plan (SELLP) Policy 4:** Flood risk has been assessed and resilience measures proposed.
- **EA Standing Advice:** Recommendations for householder development in Flood Zone 3 have been followed.

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**7. Conclusion**
We believe that this FRA demonstrates that:
- The proposal is a domestic householder extension, ancillary to the existing dwelling.
- The extension incorporates flood resilient measures and safe refuge at first floor level.
- Occupants will have access to flood warnings and evacuation procedures.
- Flood risk to people and property is therefore considered acceptable.

The development is compliant with the NPPF, Planning Practice Guidance and SELLP Policy 4, and should be considered acceptable in flood risk terms as a low risk with floor levels no lower than existing.