1 This Flood Risk Assessment has been prepared to accompany a planning application for the erection of 1no detached garage on land off Thary Lane, Surfleet, Spalding. The proposed garage will provide ancillary parking and storage accommodation incidental to the residential dwelling identified as Plot 3.

2 The Environment Agency Flood Map for Planning identifies the wider site as being partially situated within Flood Zone 2, representing land with a medium probability of flooding from rivers or the sea. However, the proposed garage is positioned entirely within Flood Zone 1, representing land with a low probability of flooding. The development has therefore been located within the area of lowest identified flood risk.

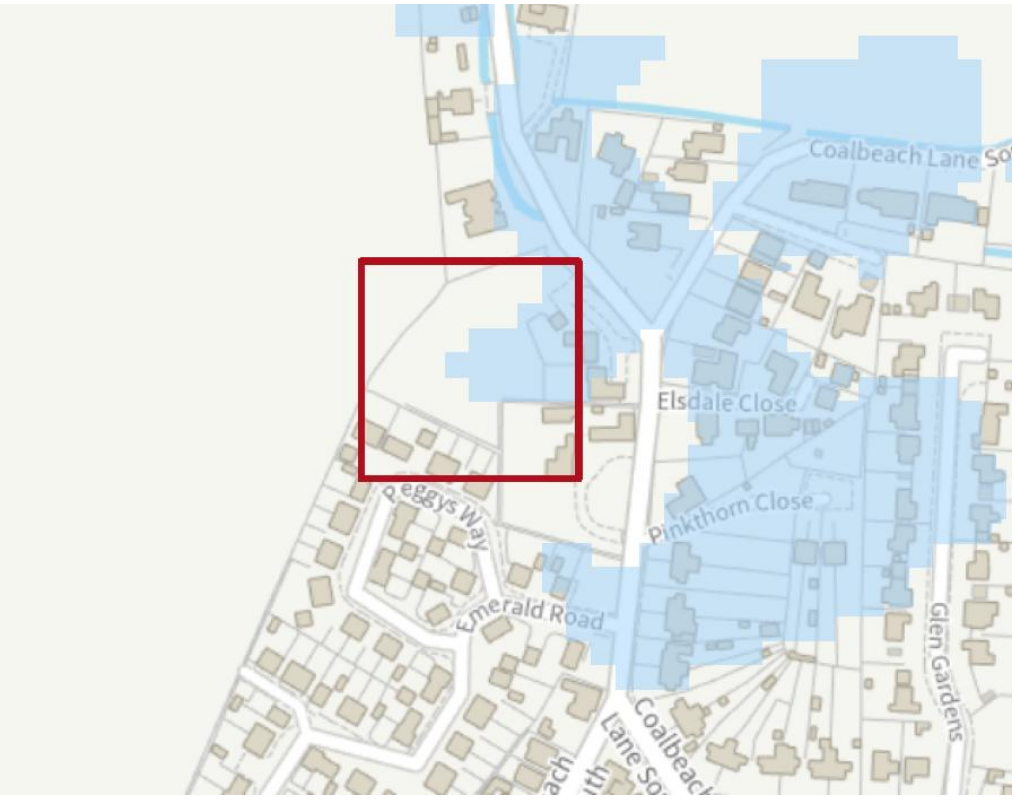


Figure 1. Environment Agency Flood Map for Planning showing the location of the site

3 The proposed development comprises a modest detached garage serving the associated dwelling and will not introduce any additional residential accommodation or increase the number of people residing at the site. The garage is considered a less vulnerable form of development in accordance with the National Planning Policy Framework and associated flood risk guidance.

4 The garage will be constructed using conventional materials, with finished floor levels designed having regard to the surrounding ground levels. Surface water runoff from the proposed roof will be managed through an appropriate drainage arrangement to avoid increasing flood risk elsewhere.

5 Given that the proposed garage is located entirely within Flood Zone 1, the development is considered to be appropriately situated in flood risk terms. Its modest scale and ancillary nature mean that it will not materially increase flood risk to the existing dwelling, neighbouring properties or surrounding land.

6 In conclusion, the proposed development is considered acceptable in flood risk terms. The garage has been positioned within the lowest-risk part of the wider site and will not introduce additional residential accommodation or materially increase flood risk elsewhere. Accordingly, the proposal is considered consistent with the flood risk objectives of the National Planning Policy Framework.