

SHDC Planning Reference: H18-0966-25

Proposed first floor rear extension, demolition of conservatory & alterations to roof of existing rear extension
Location: 20 Wharf Street Sutton Bridge Spalding Lincolnshire
Applicant: Mr K Branham

FLOOD RISK ASSESSMENT

Due to the application site being located within Flood Zone 3 the Local Planning Authority have requested that a site specific Flood Risk Assessment is carried out.

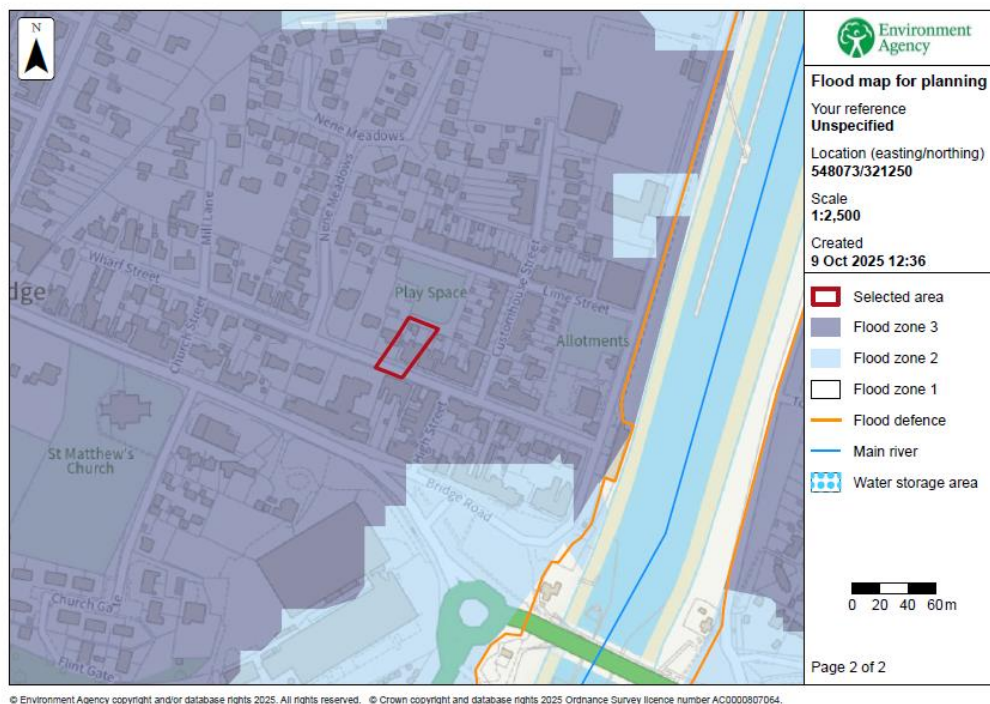
Proposed Works

The actual proposed works involve the part removal of a ground floor conservatory which will result in increased garden area to the dwelling and the provision of first floor bedroom accommodation above an existing ground floor element of the dwelling. These works do not therefore increase the risk of flooding or harm to the occupants or neighbouring property.

The following information is an assessment of the potential flood risk to the property

Environment Agency Flood Map

The application site is located within Flood Zone on the Environment Agency Flooding Map system as indicated below :-



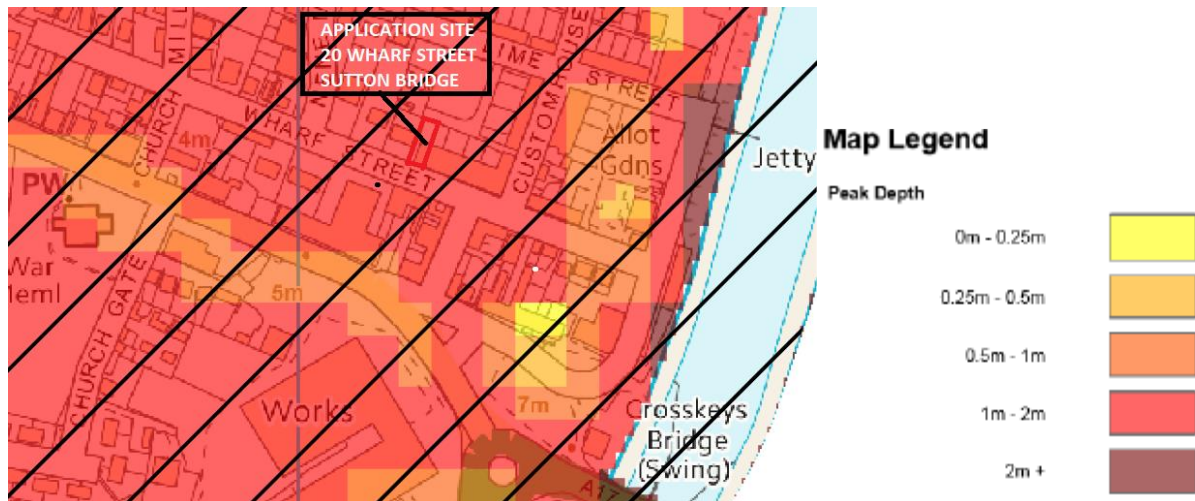
Sutton Bridge is one of six Major Service Centres in South Holland District and is located at the eastern boundary of the District adjacent to the tidal River Nene. The majority of the settlement lies within Flood Zone 3.

SE Lincs Strategic Flood Risk Assessment

There is a residual risk of flooding at the site should a breach of the tidal defences occur.

The South East Lincolnshire SFRA includes maps demonstrating the residual peak depth in 2115. When climate change allowances are applied to the 1% annual probability (1 in 100 chance each year) fluvial event and 0.5% annual probability (1 in 200 chance each year) tidal event the peak depth at the site from direct overtopping together with breach failure is between 1.0m and 2.0m.

An extract from this map is shown below.



Extract from SE Lincs SFRA – Sutton Bridge Residual Peak Depth Map 2115

Sequential Test

Large parts of the South Holland District that are near the River Nene lie within Flood Zone 3.

As such, the opportunities to undertake forms of development at an alternative site with a lower flood risk are limited. In this instance the proposed development relates to an existing dwelling in an established residential area so there is no alternative option for the proposed development.

The River Nene has defences that provide protection during the 0.5% annual probability (1 in 200 chance each year) event including climate change.

Therefore the 'actual risk' of flooding at the site is low and is considered to pass the Sequential Test.

Flood Risk Mitigation

The site is 150m west of the tidal River Nene with the site location protected by the River Nene tidal defences through Sutton Bridge.

The River Nene is the responsibility of the Environment Agency where there is a long-term strategy for the maintenance of the Environment Agency defences which is reviewed and updated periodically.

There is an extensive local drainage network managed by South Holland Internal Drainage Board.

There is an IDB High Priority Pipeline approximately 1000m north west of the site.

The site and the surrounding land are within the Westmere catchment and discharge to the tidal River Nene at the Westmere Tidal Sluice.

The site is 1.3km north of the South Holland Main Drain.

During the operation and maintenance of its pumping stations, associated structures, and channel systems, the IDB seeks to maintain a general standard capable of providing flood protection to its district.

A routine maintenance programme is in place to ensure that the Boards assets are commensurate with the standard of protection that is sought. Current maintenance standards of the South Holland Internal Drainage Board and the Environment Agency are generally good.

The proposed works actually increase the permeable garden area to the dwelling with the removal of an existing conservatory which is betterment in terms of surface water flood risk.

The proposed works do not increase roof area for surface water drainage so the existing arrangement can be utilised with no increased run-off. The first floor extension is to provide additional bedroom space to the family home which will provide accommodation at a relatively safe level in the event of any localised flood event.

The Environment Agency operates a flood warning system for properties at risk of flooding to enable householders to protect life or take actions to manage the effect of flooding on property.

Floodline Warnings Service is a national system run by the Environment Agency for broadcasting flooding warnings. If not already the case it is to be recommended that the occupiers of the dwelling should register to receive flood warnings.

Conclusion

Although the application site is located within Flood Zone 3 this is a householder planning application to primarily extend the existing dwelling at first floor level. Therefore there is no increase in risk of flooding to the occupants of the two storey dwelling or surrounding property. The removal of an element of ground floor accommodation results in betterment in terms of flood risk with a net increase in permeable garden area.

Alan J. Finch
9/10/2025

mlp Moulton Land and Planning