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ARCHITECTURE

FLOOD RISK ASSESSMENT

PROPOSED EXTENSION

AT

HOLLY COTTAGE
OLD FENDYKE
SUTTON ST JAMES
SPALDING
PE12 0HE

Job No. SE-2187 **December 2025**

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1.0 INTRODUCTION

This Flood Risk Assessment supports the Householder Planning Application for the proposed extension at Holly Cottage, Old Fendyke, Sutton St James, Spalding.

The application site is located within Flood Zone 3 as defined by the Environment Agency's Flood Map for Planning. The proposal relates to a modest extension to the existing residential dwelling, and the development does not introduce a new or more vulnerable land use on the site.

2.0 CONTEXT & FLOOD RISK ASSESSMENT

2.1 SITE CONTEXT

The application site comprises a detached two-storey dwelling known as *Holly Cottage*, situated within a predominantly rural setting. The property includes a detached double garage positioned to the rear of the dwelling. Access is also provided to a group of stables located beyond the application site; however, these stables do not form part of, nor are they relevant to, this householder planning application.

The immediate rear of the dwelling consists of a gravelled driveway leading to the garage, with a grassed garden area directly behind the house and a block-paved surface fronting the garage. The front of the property features a low brick boundary wall, a grassed amenity area, and a gravel driveway extending along the side of the dwelling.

The surrounding land use is primarily agricultural, with open fields adjoining the property on multiple sides, contributing to the rural character of the locality.



Figure 1: Digital Location Map (Courtesy of Google Earth)

2.2 FLOOD RISK ASSESSMENT

The application site is located within Flood Zone 3 as defined by the Environment Agency's Flood Map for Planning. The proposal relates to a modest extension to the existing residential dwelling, and the development does not introduce a new or more vulnerable land use on the site.

The extension will retain the same finished floor levels as those of the existing property, ensuring that internal floor levels remain consistent and do not increase flood risk either to the property itself or to neighbouring land.

The extension does not alter the layout of the site in a way that would displace floodwater or impede flood flows. As such, the proposal will not increase flood risk elsewhere and does not alter the baseline flood risk conditions currently associated with the dwelling.

In terms of flood resilience and safety, the occupants will continue to have access to the Environment Agency's Floodline Warnings Direct service, providing 24-hour notifications, advice, and updates in the event of potential flooding. This enables advance preparation and safe evacuation where necessary.

In the unlikely event of rapid onset flooding, a safe place of refuge is available at first-floor level within the existing dwelling. The extension does not compromise this refuge nor reduce the building's ability to provide internal safety during a flood event.

Overall, the proposed development does not increase flood risk and incorporates appropriate measures to ensure continued safety and resilience in accordance with national and local flood risk policy requirements.

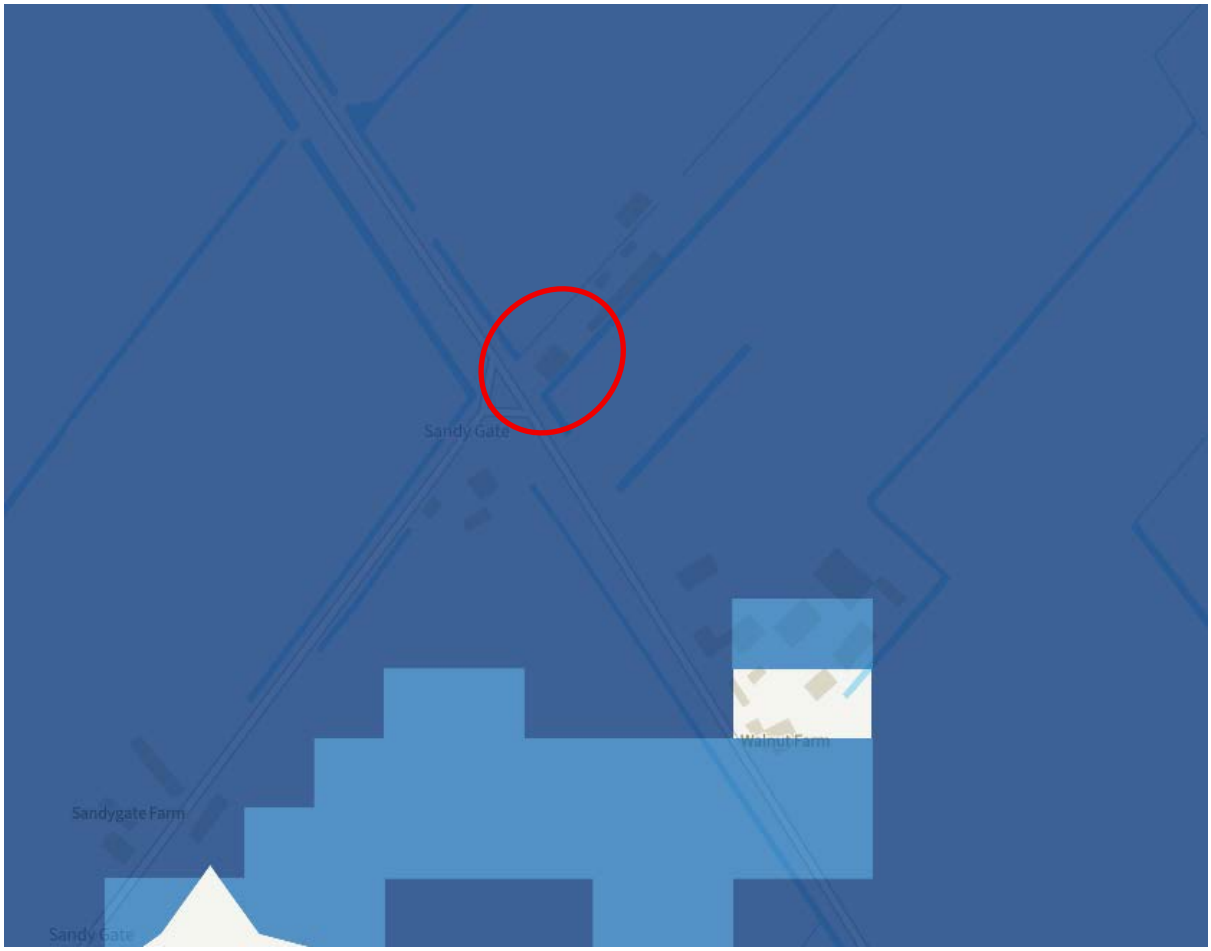


Figure 2: Extract from Flood Map for Planning