Flood Risk Assessment
Stone Gate Weston Spalding PE12 6HR
Flamingo Flowers
Building 10 proposed Sunken Docks

1. INTRODUCTION

1.1 This flood risk assessment has been prepared by applicant for the Planning application change of use of the Change of use for existing building residential to downstairs E category commercial and upstairs flat

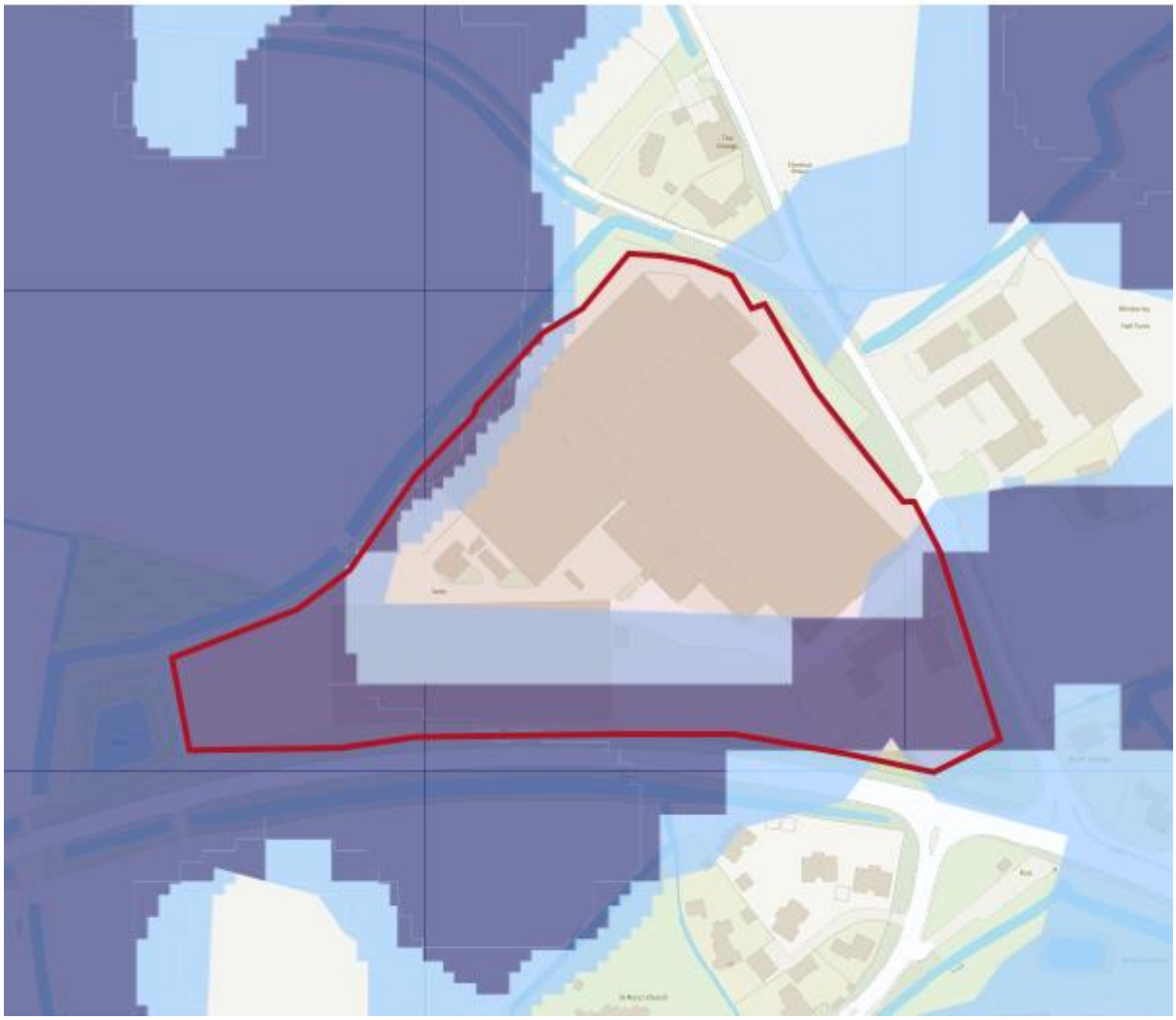
1.2 The application site is located within Spalding Lincolnshire and it has its own access from Stone Gate Road. The proposed sunken docks are

2. PROPOSALS

The proposals include changing the front by adding door for commercial space, removing chimney, removing and adding partitions.

3. FLOOD RISK ASSESSMENT

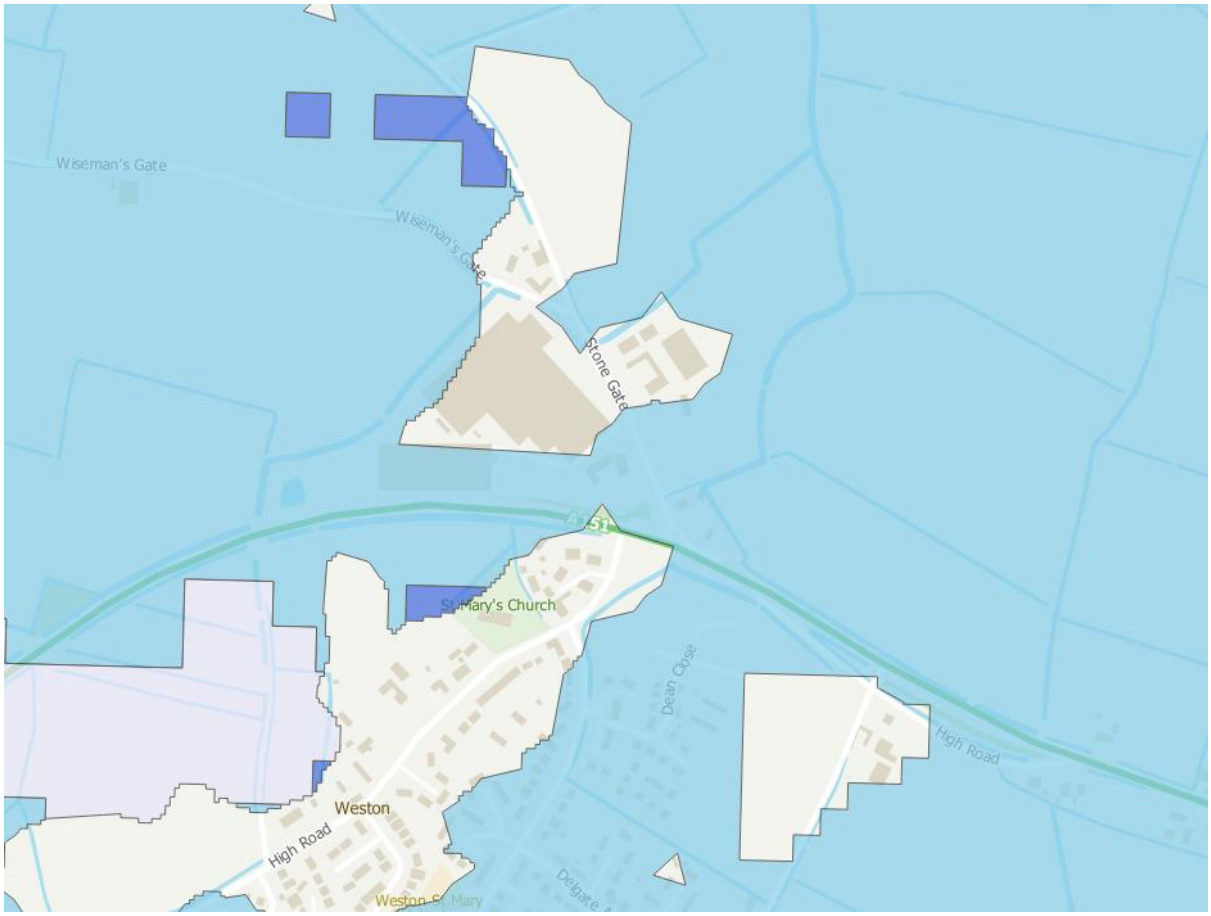
3.1 The site is shown in the Environmental Agency Flood Maps as being in Flood Zone 3 an area with a high probability of flooding. See Flood Map attached with this report



Flood risk from rivers and the sea

Low risk

The chance of flooding from rivers or the sea in this area is between once every 1000 and 100 years (0.1-1%)



Flood risk from surface water

Very low risk

This flood risk summary reports the highest risk from surface water within a 20m radius of this property. Very low risk means that each year this area has a chance of flooding of less than 0.1%.

This information is suitable for identifying:

- *which parts of counties or towns are at risk, or have the most risk*
- *the approximate extent and depth of flooding*

It's unlikely to be reliable for a local area and very unlikely to be reliable for identifying individual properties at risk.

4.0. FLOOD PROTECTION / CONCLUSION

4.1 There are no local site-specific risks that would adversely affect the flood risk categorisation of the site. Similarly, there are considered to be no increased risk of offsite flooding risks as a result of the development.

4.2. The proposed sunken docks will be equipped with pumps to remove the water