

FLOOD RISK ASSESSMENT STATEMENT



For

PROPOSED EXTENSION TO DWELLING

At

**163 BROADGATE
WESTON HILLS
SPALDING PE12 6DQ**

For

Mr JOHN SNELL & Ms MEGAN DAW

PLANNING APPLICATION ISSUE

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Flood Risk Statement

The address for the site is 163 Broadgate, Weston Hills, Spalding, PE12 6DQ and referring to the Environment Agency website on flood risk this is identified as being within flood zone 3. The flood map below confirms this.

The site area is 0.09 hectares.

The application is an extension for a single storey kitchen and dining room extension to an existing dwelling. The vulnerability class of the site does not change from what already exists, and the proposed extension does not introduce any new sleeping accommodation. On this basis no significant change is considered to have occurred that would be impacted upon by flood risk.

The existing ground floor level is approximately 200mm above the surrounding ground level. the proposed extension needs to sit at the same floor level as the main dwelling to allow for future accessibility and regardless of flood risk zone, the opportunity to raise the floor in an existing dwelling is limited, therefore the finished floor level in the extension will be set at the same level as the existing.

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	527578/319124	28 May 2025 08:44

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

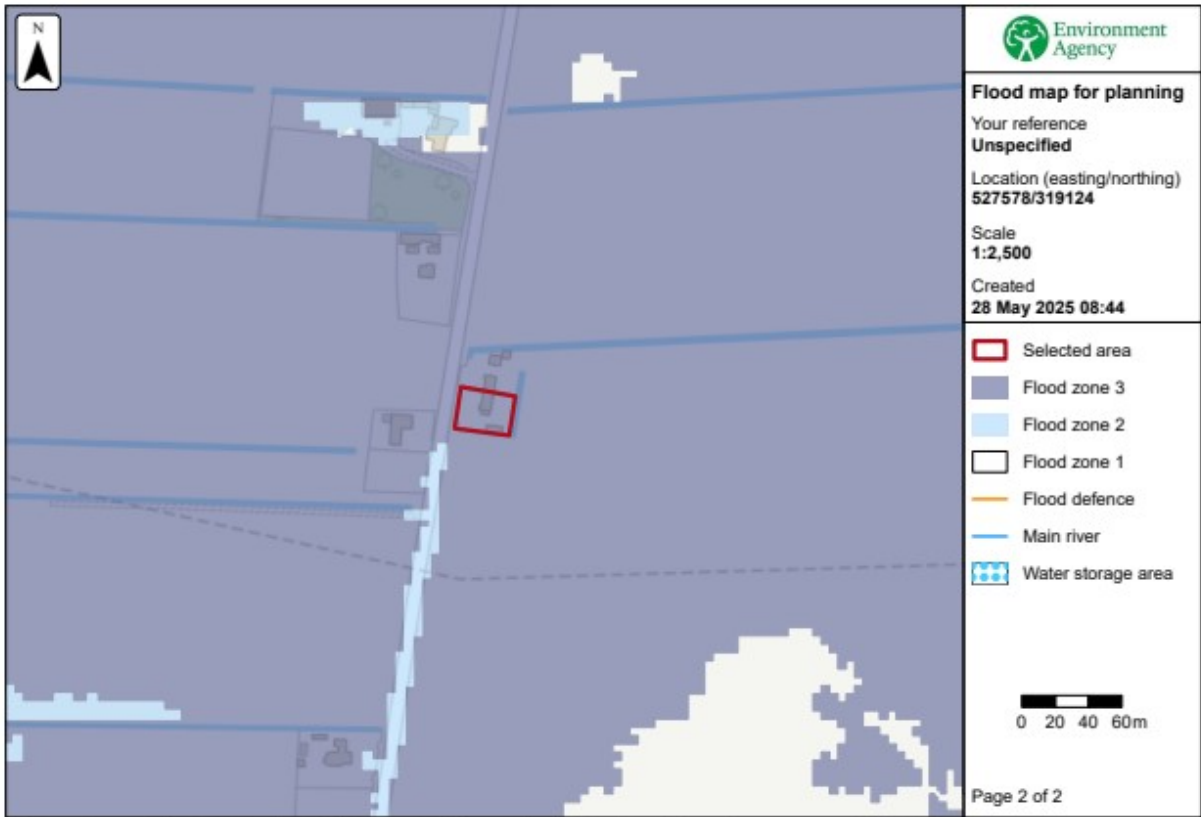
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

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