

FLOOD RISK STATEMENT

PROPOSED DWELLING AT LAND SOUTH OF 150 BROADGATE WHAPLODE DROVE SPALDING Lincs. PE12 0TW

SITE

The site is located immediately adjacent to and south of 150 Broadgate, Whaplode Drove with a good site frontage and existing land level generally at 2.00m aOD. The site and surrounding land drains in a northerly direction to the Donningtons Pumping Station to discharge into the South Holland Main Drain.

FLOOD RISK

The site is partly located in Flood Zone 2 of the Environment Agency Flood Map for Planning but shown in Flood Zone 1 of the South East Lincs. Strategic Flood Risk Assessment Hazard Map.

Flood Zone 1 is defined as “low probability” in the National Planning Policy Framework document and all uses of land are appropriate in this Zone. There is therefore no necessity for the provision of a Flood Risk Assessment to accompany the outline planning application.

Surface water drainage from the development will be to soakaways to the satisfaction of Building Regulations with advice from the Local Lead Flood Authority and the South Holland Internal Drainage Board. Finished floor level of the proposed dwelling should be at a minimum of 300 mm above existing land level.

Appendices:

- a) Site Location Plan
- b) Environment Agency Flood Map for Planning
- c) South East Lincs. Strategic Flood Risk Assessment Hazard Map
- d) South Holland Internal Drainage Board District Plan

Geoff Beel Consultancy
May 2021



GRID REF: 52°41'31.5"N 0°03'19.9"W
Approx. Dims = 120' x 60'



Environment
Agency

Flood map for planning

Your reference
Whaplode

Location (easting/northing)
531516/312259

Scale
1:2500

Created
12 May 2021 14:24



Selected point



Flood zone 3



Flood zone 3: areas
benefiting from flood
defences



Flood zone 2



Flood zone 1



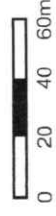
Flood defence



Main river



Flood storage area

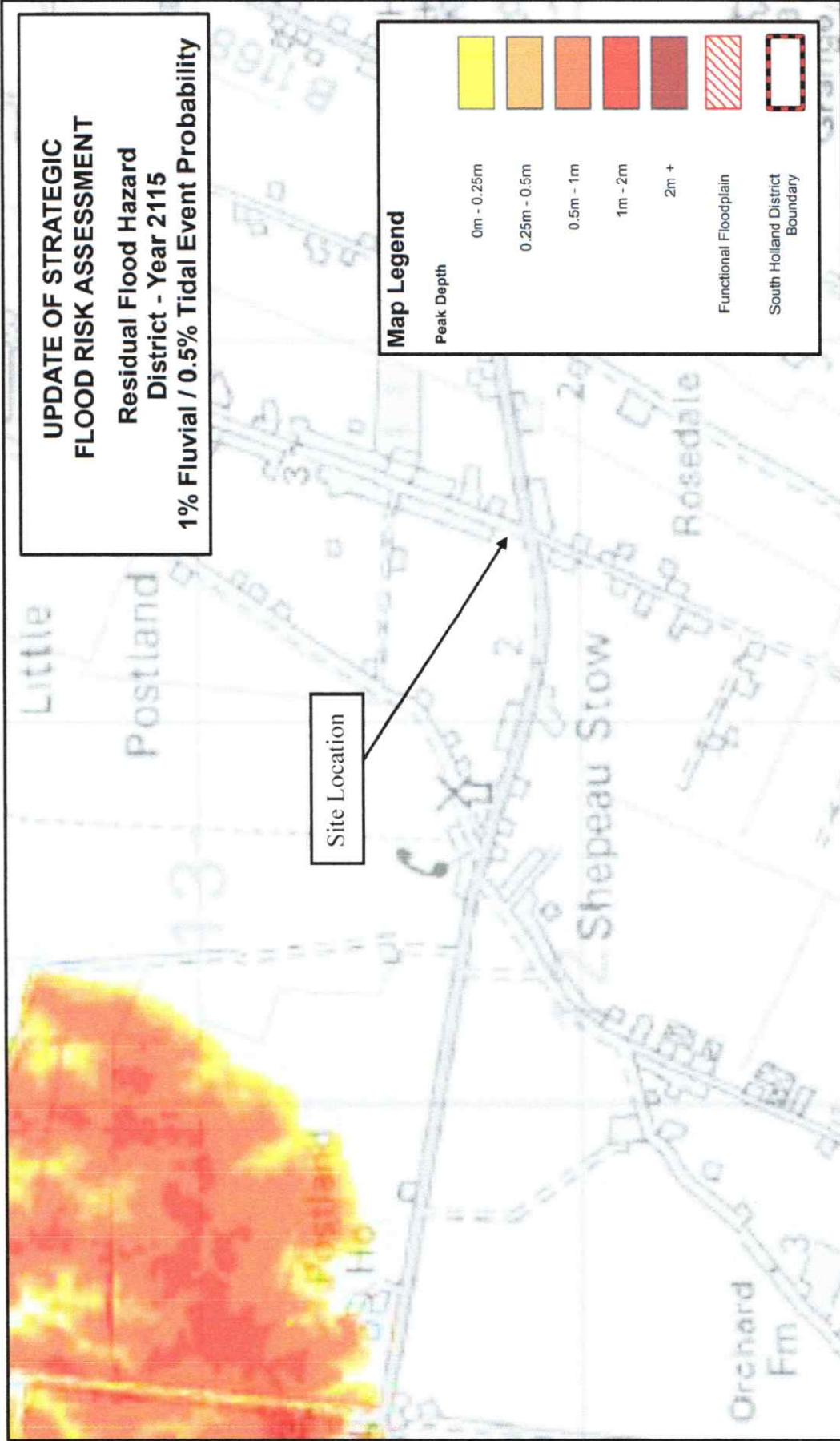


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**UPDATE OF STRATEGIC
FLOOD RISK ASSESSMENT**

**Residual Flood Hazard
District - Year 2115
1% Fluvial / 0.5% Tidal Event Probability**



Donningtons

**South Holland
Drainage Board**

LEGEND

- Catchment Boundary
- High Priority Watercourse
- IDB Ordinary Watercourse
- High Priority Pipeline
- Ordinary Pipeline
- Water Control Structure
- Pumping Station
- Inland Sluice
- Tidal Sluice

KEY MAP

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SCALE	SHEET NUMBER	© Crown Copyright and database rights [2012]. All rights reserved OS Licence number: 100029227
Best Fit		
PLOT DATE	CMT195P	
05/01/2016		
FILE NAME		

SHIDB_webmap2013.dwg

