

FLOOD RISK ASSESSMENT

**House Holders Planning Application For
Two and Single Storey Extensions**

At

**Laurel Barn, Pinfold Lane, Fishtoft
Boston, Lincolnshire, PE21 0SL**

For

**Mr. & Mrs. Newark
Laurel Barn, Pinfold Lane, Fishtoft
Boston, Lincolnshire, PE21 0SL**

Project Reference: LPC-274

May 2021

Rev -



LPC Architectural Design

80 Parthian Avenue, Wyberton, Boston, Lincolnshire, Boston, PE21 7DQ
M: 07930 915730 E: lee@lpcdesign.co.uk W: www.lpcarchitecturaldesign.co.uk

1 INTRODUCTION

- 1.1 This flood risk assessment has been prepared on behalf of the applicants and seeks to support a house holder planning application for two and single storey extensions at Laurel Barn, Pinfold Lane, Fishtoft, Boston, Lincolnshire, PE21 0SL
- 1.2 The application site is located within the village of Fishtoft, Boston, Lincolnshire and has its own existing access direct for Cut End Road, an adopted Highway. The existing domestic dwelling (converted barns) and associated ground (outlined red on the location and site plans) is of approximately 1.03 Acres (4177m²).

2 PROPOSALS

- 2.1 The proposals are for two storey extension to accommodate at ground floor level kitchen, dining, pantry and new entrance hall, feature staircase with wine storage below, at first floor level master bedroom with en-suite and dressing area with access to roof terrace above single storey extension sunlounge.
- 2.2 See scheme drawings submitted as part of this application for further details and materials.

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
- 3.2 The proposals are class as a "minor extension to a household or non-domestic extension with a floor space of no more than 250 square metres" as such the information use to carry out this Flood risk Assessment has been taken from the Environmental Agency's basic Flood Risk Assessment Map this states the following

Flood risk from rivers or the sea

Low risk means that each year this area has a chance of flooding of between 0.1% and 1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

Flood risk from surface water

Very low risk means that each year this area has a chance of flooding of less than 0.1%. Flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

4.0 FLOOD PROTECTION / CONCLUSION

- 4.1 The Environment Agency advice for the type of development is to "make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If they are not, ask your local planning authority if you also need to consider extra flood resistance and resilience measures".

The proposal ground floor extension will have a floor level no lower than the existing floor level of the original dwelling set at approximately 100/150mm above the surrounding external ground levels.
- 4.2 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.
- 4.3 As this site is in an area that is capable of receiving flood warnings from the Environment Agency Flood Line Warning Direct system. It is recommended that the individual Property Owner contact the Environment Agency's Flood line on 0845 988 1188 to register the property to receive an advanced warning of flooding by telephone, mobile, fax, SMS text, email, or pager. The Environment Agency aim to issue a 'severe flood warning' approximately 2 hours before existing defences are overtopped. The site should be evacuated immediately if a severe flood warning is given or if instructed to do so by the emergency authorities
- 4.4 Surface Water from the developed will be piped into existing main drainage system or existing/new soakaway suitable for the water run off levels with the garden of the property as shown on the scheme drawings submitted as part of this application.

**See scheme drawings and information submitted along with this statement
as part of the planning application for further details.**

References - Environmental Agency online flood maps.

Flood map for planning

Your reference
LPC-274

Location (easting/northing)
536521/341708

Created
18 May 2021 14:55

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

This means:

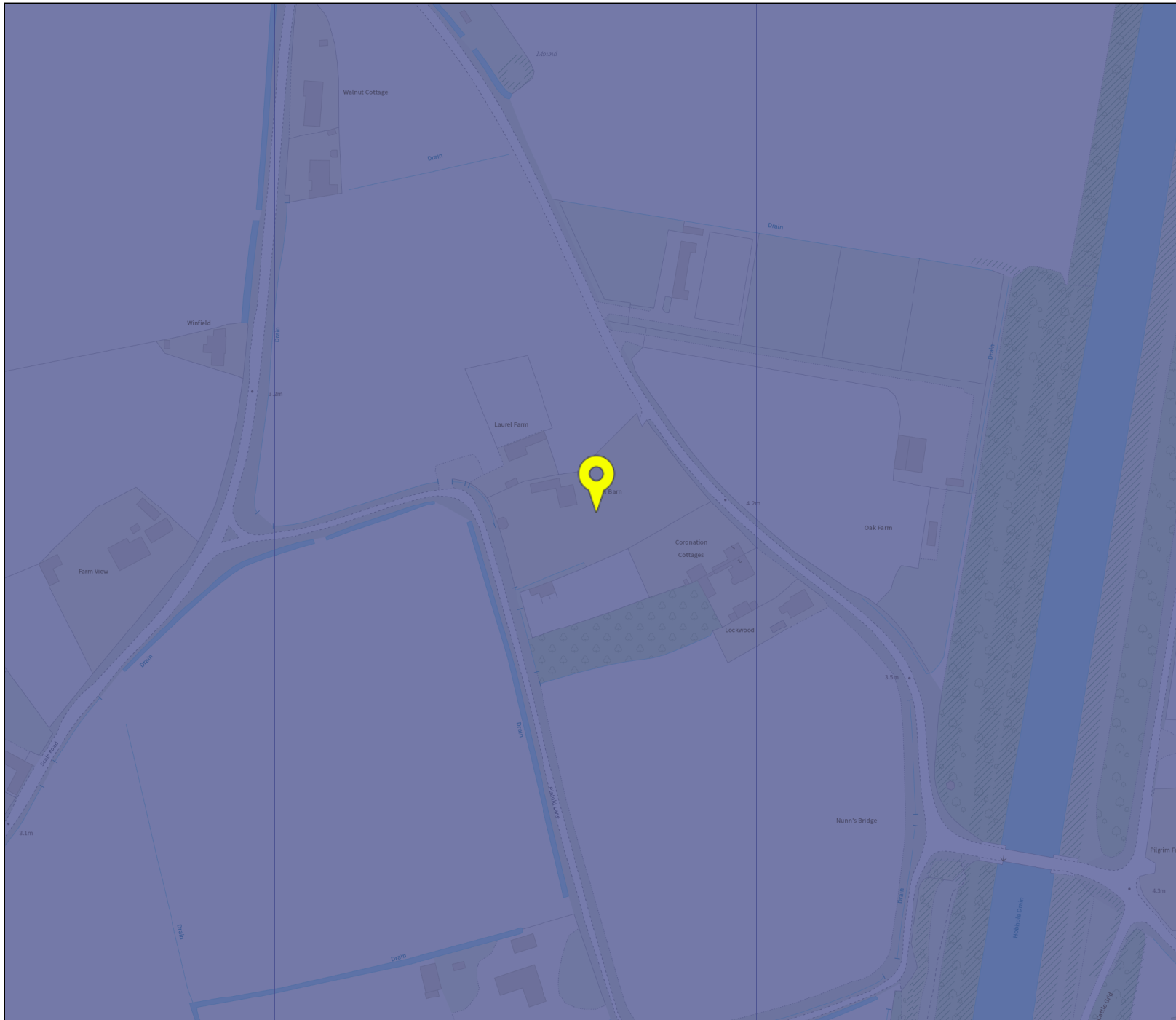
- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see www.gov.uk/guidance/flood-risk-assessment-standing-advice)

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.

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



Flood map for planning

Your reference

LPC-274

Location (easting/northing)

536521/341708

Scale

1:2500

Created

18 May 2021 14:55

-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefitting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m