

FLOOD RISK ASSESSMENT

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 storey and single storey extensions at 171 Willoughby Road, Boston, Lincolnshire, PE21 9HR
- 1.2 The application site is located within the town of Boston, Lincolnshire and has its own access from Willoughby Road, an adopted Highway. The existing domestic dwelling and associated grounds (outlined red on the location and site plans) is of approximately 0.18 Acres (739m²).

2 PROPOSALS See scheme drawings submitted as part of this application for further details and materials.

- 2.1 Single storey extension, internal alterations, new pitched roof over existing bay window, new rendered finish to whole dwelling.

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 this area has a chance of flooding of between 0.1% and 1% **each year**. 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 this area has a chance of flooding of less than 0.1% **each year**. 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 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 within 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.



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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
532957/346299

Created
2 Feb 2024 13:22

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

This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: enquiries@environment-agency.gov.uk)
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at www.gov.uk/guidance/flood-risk-assessment-standing-advice)

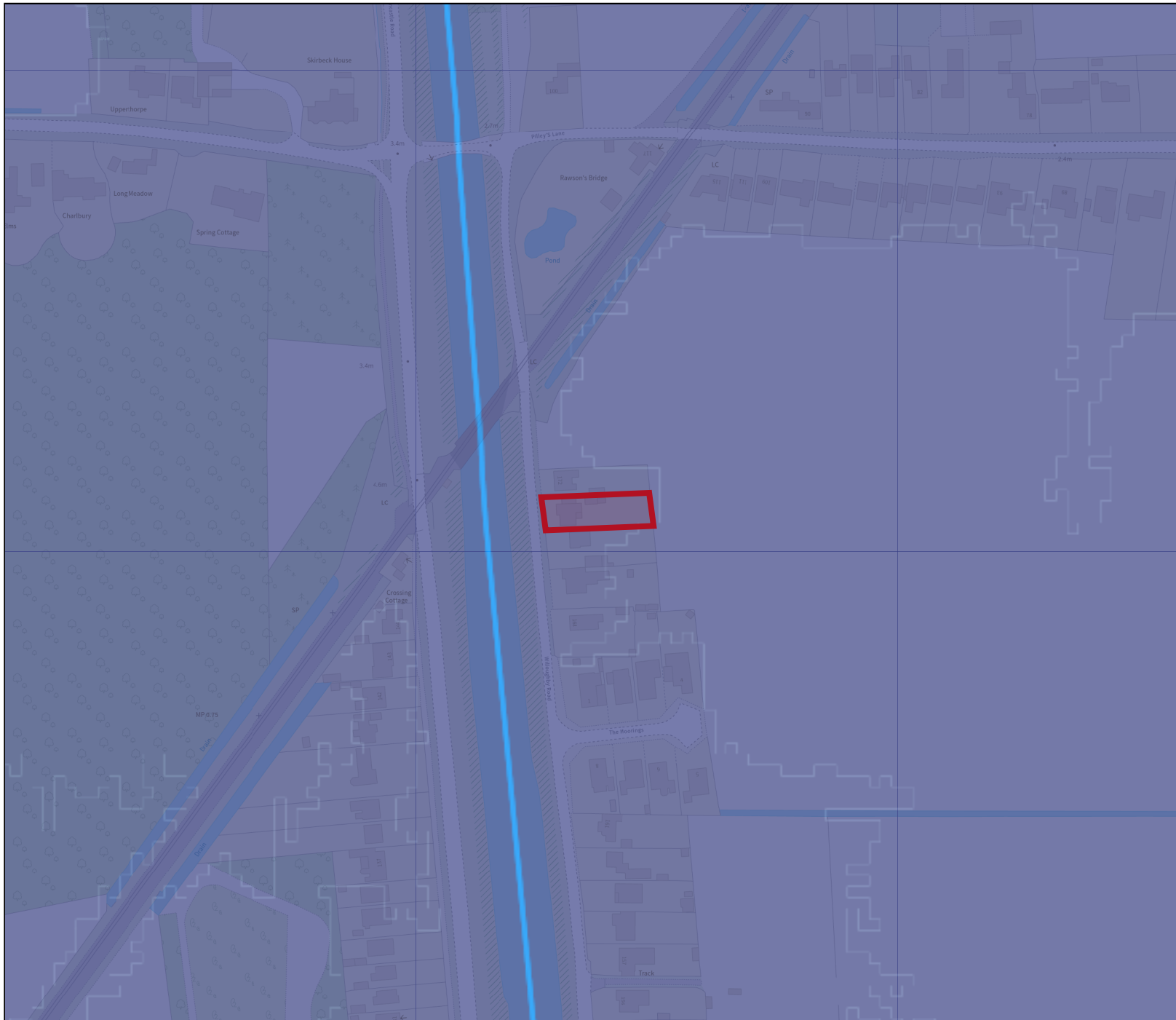
Notes

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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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
532957/346299

Scale
1:2500

Created
2 Feb 2024 13:22

-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area

0 20 40 60m