



Flood Risk Assessment

22-2254

For

Residential Development

At

5 Church Road

Walsoken

Norfolk

PE13 3RB

Client

Mr Steed and Mr Haniff

To be read in conjunction with
Plans P-22-2254-1 to P-22-2254-3

22nd September 2022

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Introduction

The site of the proposal is a builders yard at 5 Church Road, Walsoken, Norfolk, PE13 3RB.

Flood Risk Assessment

The majority of the site is located in Flood Zone 1 of the Environment Agency's Flood Map for Planning, with a small section towards the rear within flood zone 2. The Agency's latest Flood Maps have been created as a tool to raise awareness of flood risk with the public and partner organisations such as Local Authorities, Emergency Services and Drainage Authorities. The Maps do not take into account any flood defences.

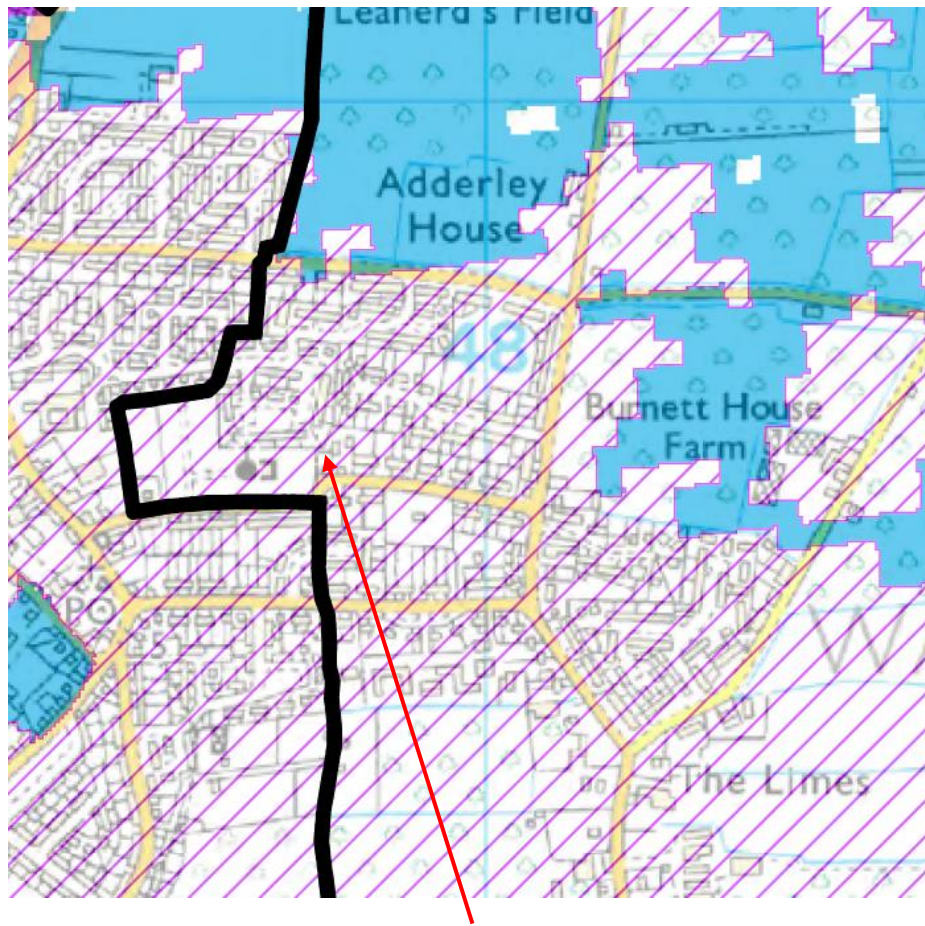
The site is also located in Flood Zone 1, on a Dry Island on the Borough Councils of King's Lynn and West Norfolk Strategic Flood Risk Assessment (SFRA). The SFRA provides an appraisal of the extent and nature of flood risk from all sources of flooding, now, and in the future, taking into account the effects of Climate Change.

An indicative plan submitted with the application shows the dwellings being positioned within the land within flood zone 1.

The flood risk mapping suggests that the site has less than a 1 in 1000 year (0.1%) chance of flooding.

The site lies within an area where drainage is maintained and managed by Kings Lynn Drainage Board, with a piped drain running along the western boundary of the site. Discussions have been held with the IDB regarding this piped drain and an application has been submitted to them to reduce the maintenance strip

The risk of flooding is fluvial, with overtopping of the drains being the main sources of risk. The Internal Drainage Board undertakes proactive management of the area with a schedule of regular clearance and maintenance of the watercourses. The drainage system is controlled by pumping equipment with backup pumps available and, in the unlikely event of complete failure; mobile pumps are also available to deal with localised incidents.



The Site

Taken from – Borough Council of King's Lynn and West Norfolk strategic flood risk assessment.

Project Reference 22-2254
Date 22nd September 2022
Client Mr Steed and Mr Haniff
Document Title Flood Risk Assessment

Flood map for planning

Your reference
Steed

Location (easting/northing)
547811/310564

Created
22 Sep 2022 15:03

Your selected location is in flood zone 1, an area with a low probability of flooding.

You will need to do a flood risk assessment if your site is **any of the following:**

- bigger than 1 hectare (ha)
- In an area with critical drainage problems as notified by the Environment Agency
- identified as being at increased flood risk in future by the local authority's strategic flood risk assessment
- at risk from other sources of flooding (such as surface water or reservoirs) and its development would increase the vulnerability of its use (such as constructing an office on an undeveloped site or converting a shop to a dwelling)

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/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

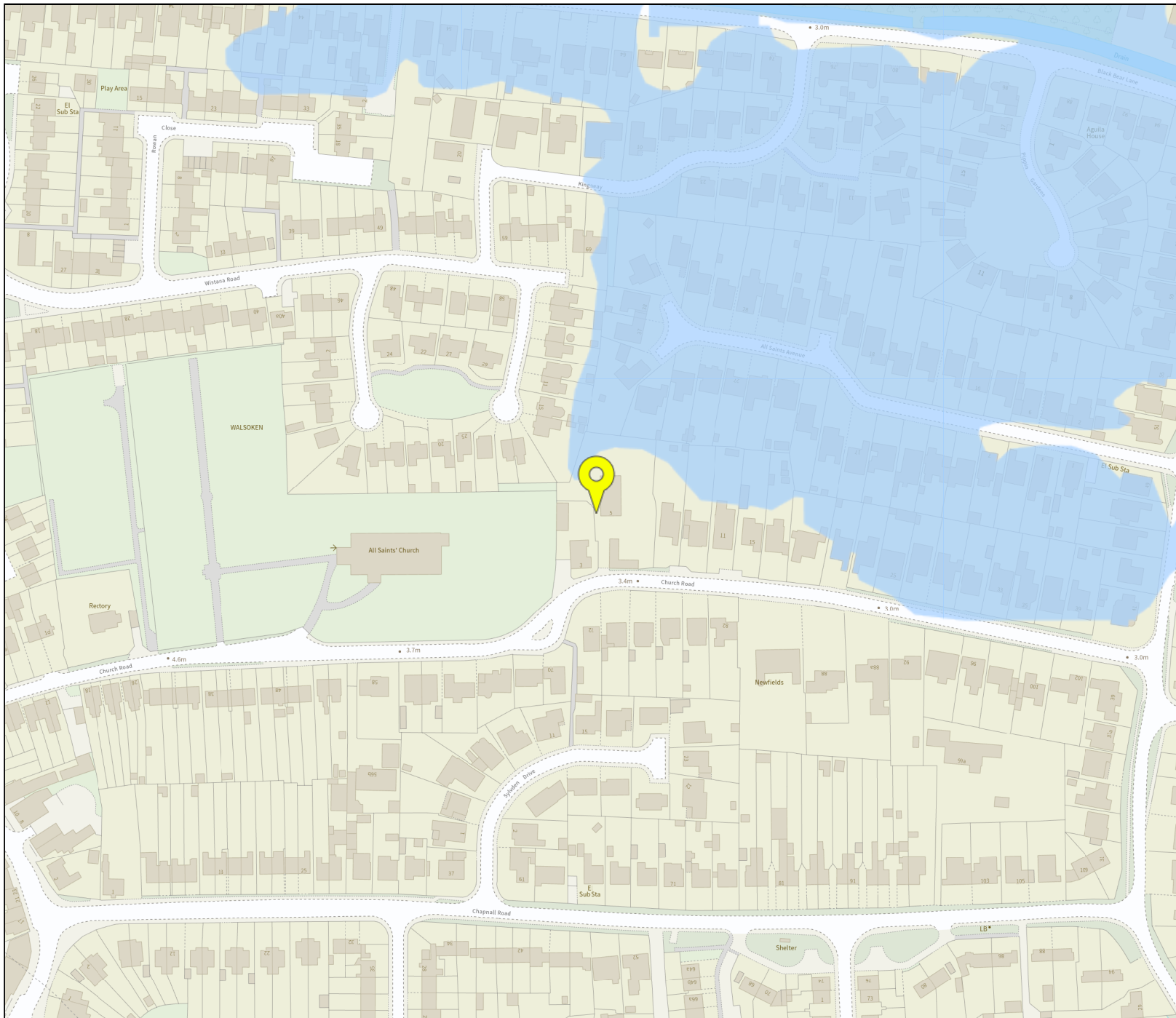
Flood map for planning









Your reference
Steed

Location (easting/northing)
547811/310564

Scale
1:2500

Created
22 Sep 2022 15:03



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

