

- 1 This Flood Risk Assessment has been prepared to accompany a full planning application for an exemplary dwelling at 217 Eastfield Road, Louth.
- 2 The Environment Agency Flood Map for Planning identifies part of the site as being located within Flood Zone 3, although the majority of the site is positioned in Flood Zone 1 (See Figure 1).



Figure 1. Environment Agency Flood Map for Planning showing the location of the site

- 3 As seen in the flood map above, the majority of the application site is positioned within Flood Zone 1. A minimal area by the River Lud is highlighted as being in Flood Zone 3. As the proposed dwelling is positioned to the east of the site, the dwelling itself will not be affected by flooding. Moreover, the topography of the site must be considered given that the site slopes significantly from the south to the north towards the River Lud. The ground level where the dwelling is to be proposed is approximately 5m higher than the level close to the river bank. Therefore, the proposed dwelling will not be affected by flooding, nor will it increase the risk of flooding.