

FLOOD RISK INFORMATION

Single storey extension to the rear of 82 Beresford Avenue - Skegness - PE25 3JQ

S / 1 5 3 / 0 6 7 6 2 4

THE SITE

The site is located on the west side of Beresford Avenue, Skegness some 20m south of the junction with Saxby Avenue.

SITE TOPOGRAPHY

The nearest spot level is 2.9m ODN. on Beresford Avenue at its junction with Saxby Avenue..

THE PROPOSAL

The proposal is to build a single storey part flat-roofed and part pitched roof extension to the rear of the property to form a bedroom, bathroom and kitchen/dining room.

FLOODING SOURCES

The site lies within Flood Zone 3 'high probability' as detailed on the Environment Agency's Flood Zone Maps and as defined in the NPPF technical guide. The guide states Zone 3 comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. (see attached 'Flood map for planning')

FLOODING HISTORY

Widespread areas of coastline in Lincolnshire have suffered extensive tidal flooding during and after the storm surge of 1953, but since then the sea defences have been strengthened and maintained and the methods of warning and evacuation put in place and adopted.

FLOOD DEFENCES

The sea defences in the area provide protection against a 1 in 200 year tidal event and it is understood that this level of defence will be maintained for at least the next 50 years. The defences consist of concrete walls, earth embankments and dunes and the condition of these is considered to be good. There is an ongoing programme of 'beach nourishment' where sand is imported and beach levels raised, which is proving to be a significant additional protection measure.

CONCLUSION

The area is generally regarded as having a likelihood of flooding due to the low levels of the surrounding land and its proximity to the sea. However, the property owner should register with the Environment Agency's automated early warning system which will give occupants early warning of a high risk flood event occurring.

There are mitigating measures that should be taken which should include :-

- Ground floor level will be kept at the same as the existing dwelling.
- Electrical services should be at a suitably high level and switches and socket outlets should be mounted 1 metre above ground level so as to be above any potential flood waters.
- Where new fixed kitchen units are installed these will be constructed of water resilient materials where practicable.



Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
556435/362649

Created
18 Apr 2024 16:11

**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.

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Flood map for planning

Your reference
<Unspecified>

Location (easting/northing)
556435/362649

Scale
1:2500

Created
18 Apr 2024 16:11

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



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