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SITE: PROPOSALS FOR A SINGLE DWELLING ON LAND TO THE REAR OF 75 SOUTH STREET WHICH IS ACCESSED OFF HEREWARD WAY. CROWLAND. PETERBOROUGH. PE6 0BL

DATE: 10th JANUARY 2025.

FLOOD RISK ASSESSMENT STATEMENT WITH REGARDS TO A NEW PLANNING APPLICATION AT THE ABOVE LOCATION.

SEQUENTIAL TEST

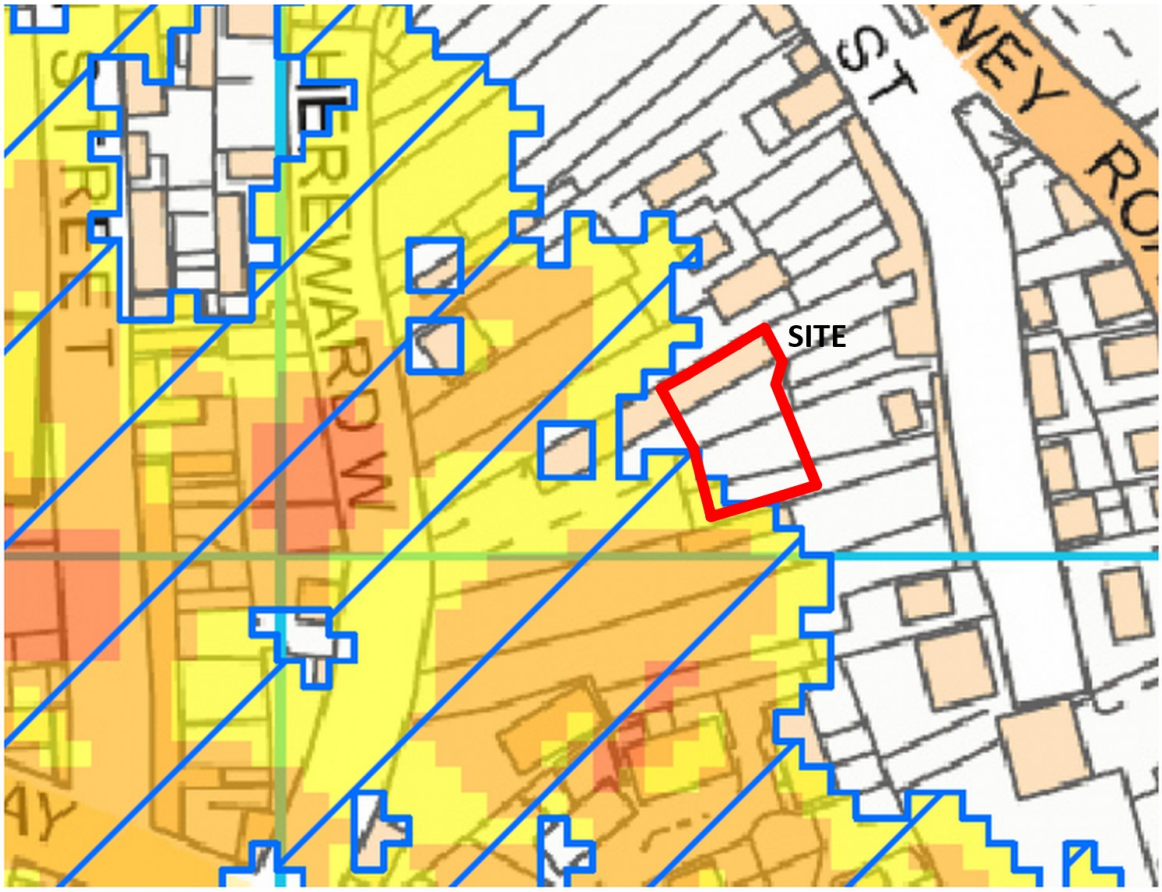
The aim of the Sequential Test, as set out in the Planning Practice Guidance, is to ensure that a sequential approach is followed to steer new development to areas with the lowest probability of flooding. The flood zones as defined in the Strategic Flood Risk Assessment for the area provide the basis for applying the Test. The aim is to steer new development to Flood Zone 1 (areas with a low probability of river or sea flooding). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making should take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2 (areas with a medium probability of river or sea flooding), applying the Exception Test if required. Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of sites in Flood Zone 3 (areas with a high probability of river or sea flooding) be considered, taking into account the flood risk vulnerability of land uses and applying the Exception Test if required.

As can be seen the site of this development is within flood zones 1.
There are areas of Crowland that are within flood zone 1 but most available sites in the Crowland area are within flood zone 3 and therefore the proposed site can be considered to be better than most sites in the Crowland area.
The site has been allocated for development (reference Cro044) in the South East Lincolnshire Local Plan adopted in March 2019.
The safety of the development will be delivered by ensuring the floor level of the proposed new dwellings are above the predicted residual flood levels for this area in a 1 in 1000 year fluvial or tidal event in 2115.
Therefore I consider that the sequential test has been passed.

ASSESSMENT DETAILS

Other flood risk assessments in close proximity have been approved by Environment Agency on the basis of finished floor levels being at or above the areas shown on the 2017 South Holland District Council Residual Peak depth extent of fluvial and tidal domination (1%fluvial/ 0.5% Tidal event probability) map.

A copy of the area in question (from that map) shows the site is in the white area where the predicted flood would not affect the proposals.
As such a general level at this point (as can be seen from the topographical survey) where the site is shown is over 3.10 AOD
In this case the floor levels would still be set 200mm above the existing ground level.



The risk of flooding to the buildings from IDB drains can be considered low, especially as the ground floor level will be raised between above the existing ground level.

The IDB have adequate arrangements to bring in contractors and use their own staff if a failure of any part of the pumping stations or the sluices occurred. If drains become full any flooding that would occur would happen very slowly and affect lower land in the area before the development site. It would be very unlikely to reach a high level and flood the proposed development.
The proposed development is not in a functional flood plain as defined by PPS 25.

RECOMMENDATIONS

In any area at risk of flooding it is preferable that new dwellings should be of two story construction with all bedrooms at first floor level. This is to provide a refuge for residents if the buildings were to become flooded after a major breach of the tidal bank, and ensure there is no danger to residents when they are asleep.

In this case, as there is no risk to life, a single storey development is considered satisfactory as long as the finished ground floor level of the buildings are above the predicted 1 in 1000 year flood level in 2115.

The ground floor level of the proposed new dwellings should be a minimum level of 3.30m AOD which is approximately 200mm above the level of the high point of the site that would be free from flooding in the predicted levels in 2115

The buildings should be designed incorporating flood resistant and resilient techniques to allow it to be refurbished after being flooding to a depth of approximately 300mm above the floor level of the new building.

The developer my want to advise owners and occupiers of the properties to register with the Environment Agency's Floodline Warnings Direct Service.

Rainwater from the roofs of the buildings should be discharged if possible into soakaways and these should be designed to BRE Digest 365 and approved under Building regulations.

New hardstandings around the building should be constructed with permeable paving.

Yours sincerely

Paul Sharman