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Flood Risk Assessment – issue 01





Change of Use to Museum
Kennulphs Farm, Wrights Drove, Crowland

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1 INTRODUCTION

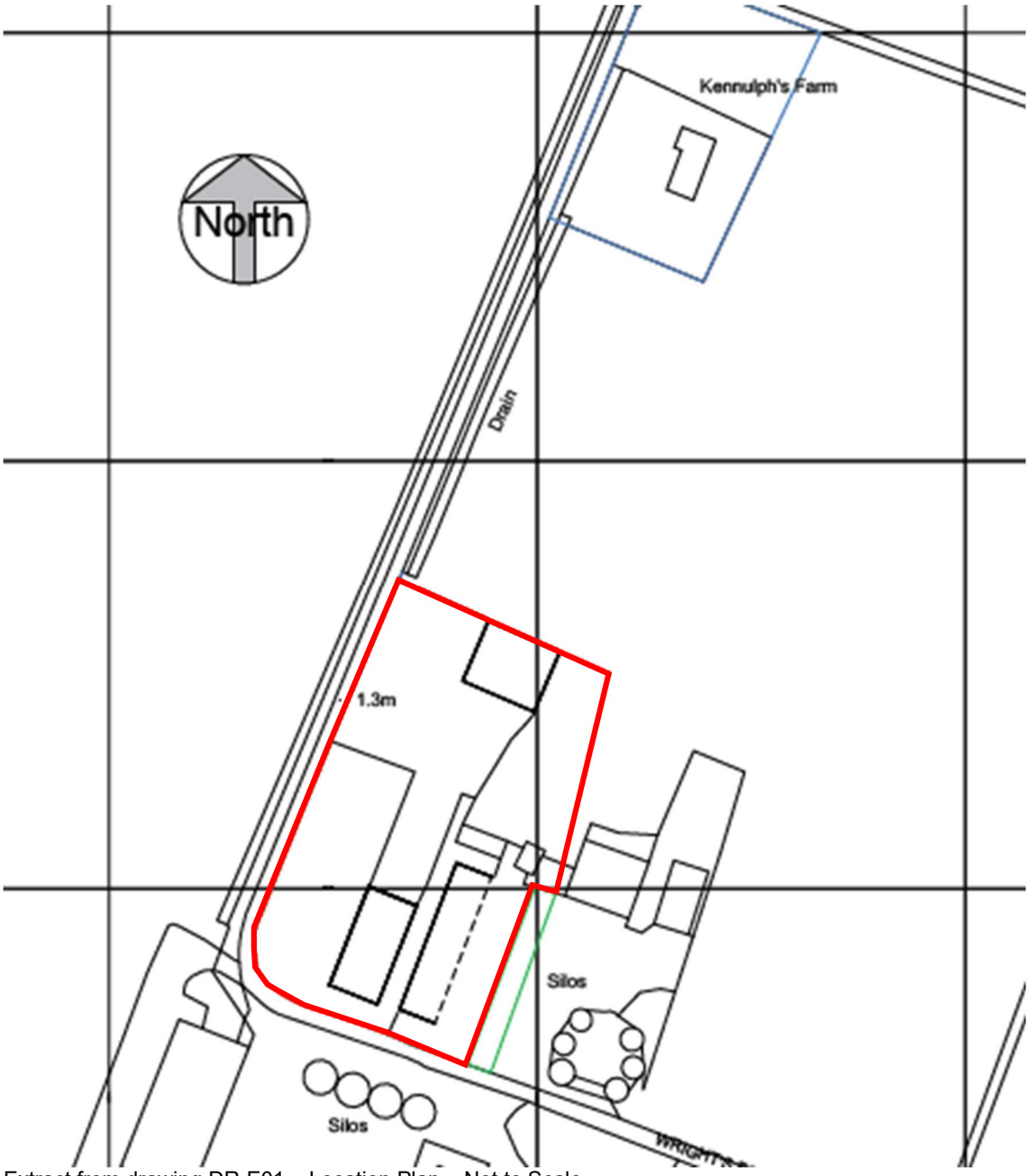
This Flood Risk Assessment has been prepared in support of a Planning Application for a Change of Use from Agricultural to Museum (Use Class F1) at Kennulphs Farm, Wrights Drove, Crowland PE6 0AB.

It has been written following the National Planning Policy Framework, Standing Advice from the Environment Agency and the Flood Risk and Coastal Change Guidance (all available on gov.uk).

It is based on information available from flood-map-for-planning-service.gov.uk and additional information from the South East Lincolnshire Strategic Flood Risk Assessment (SFRA).

2 SITE LOCATION / DESCRIPTION

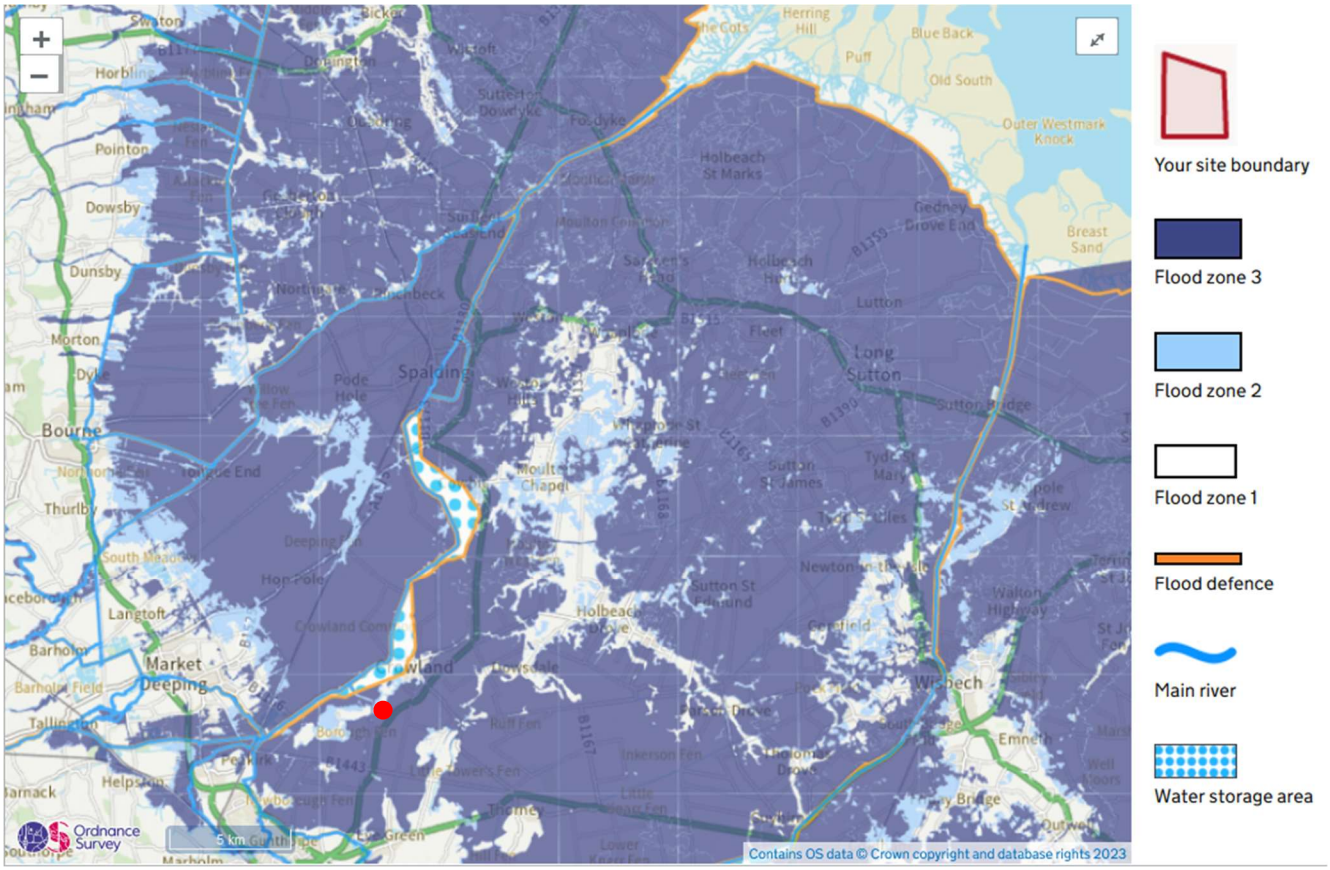
The application site forms part of Kennulphs Farm. The area of the site highlighted in red.



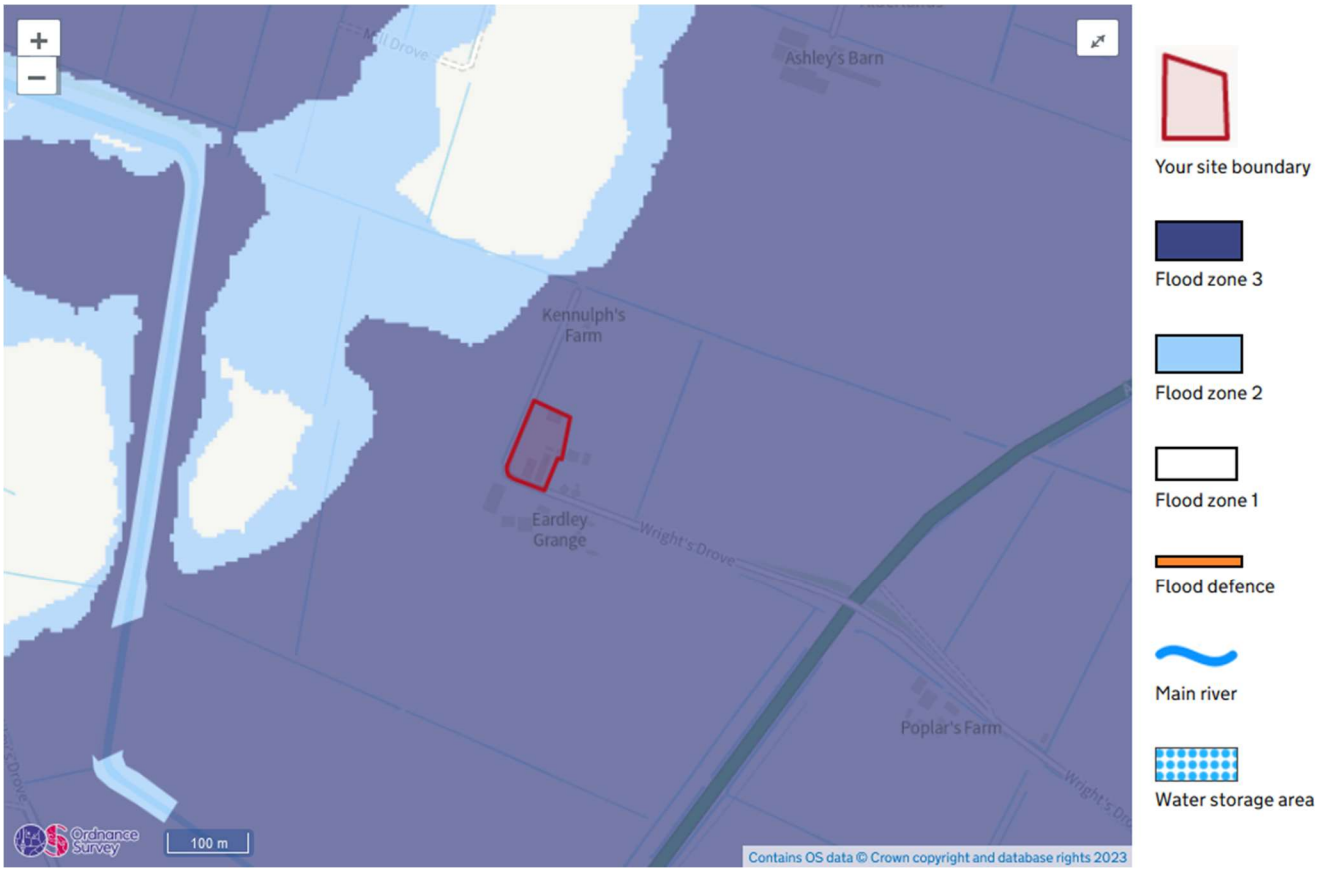
Extract from drawing DR-E01 – Location Plan – Not to Scale

3 FLOOD RISK MAP

The site is located in Crowland, an area mostly in Flood Zone 3, but benefitting from Flood Defences.



Flood Map For Planning Service © GOV.UK The red dot denotes the site location.



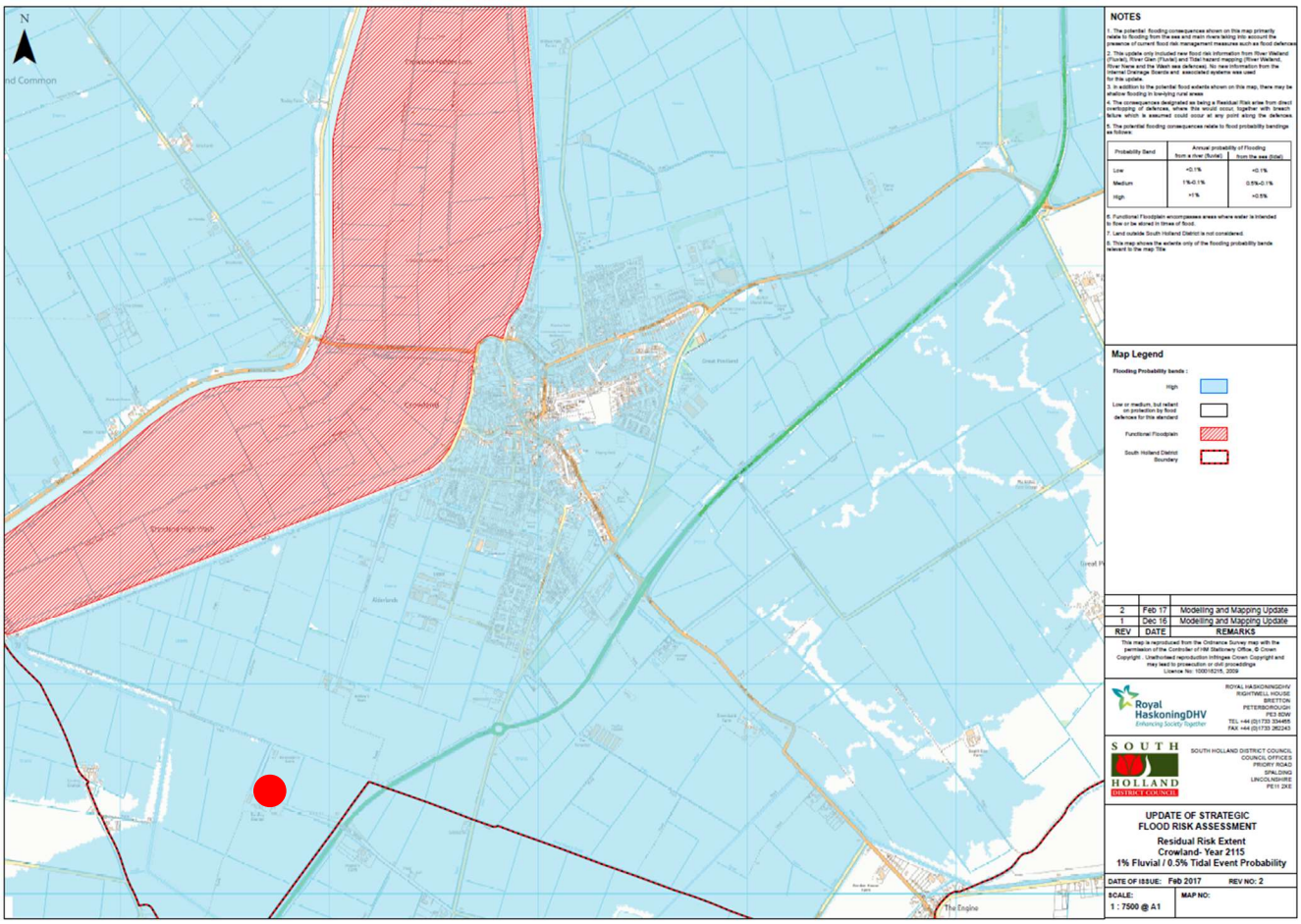
Flood Map For Planning Service © GOV.UK Map information zoomed onto the application site.

4 SITE-SPECIFIC DATA

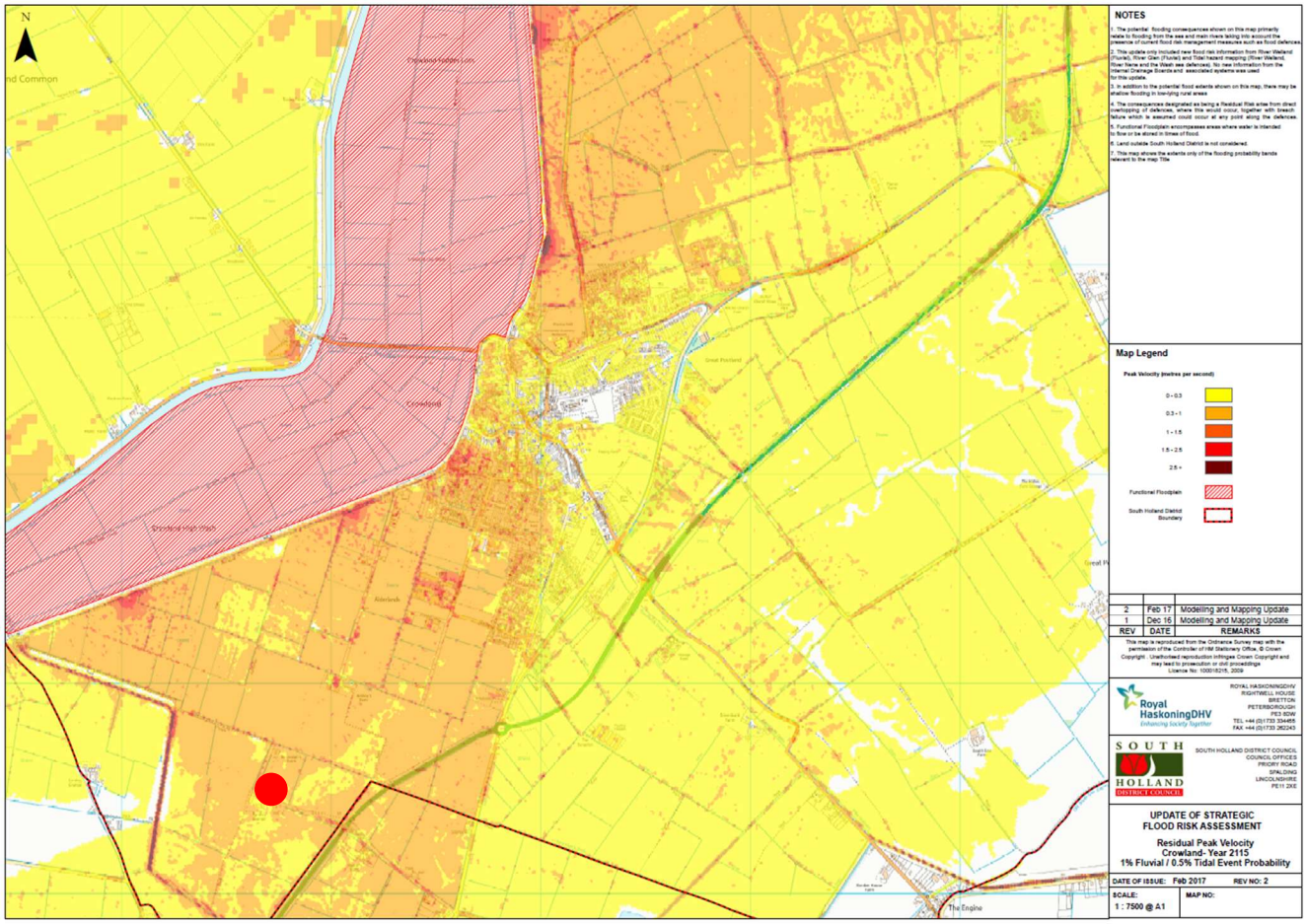
Crowland is under the local authority of South Holland and their advice is to use site-specific data made available as part of their Strategic Flood Risk Assessment, using projected data for year 2115, 1% Fluvial, 0.5% Tidal Event Probability.

The following maps show the residual risks for:

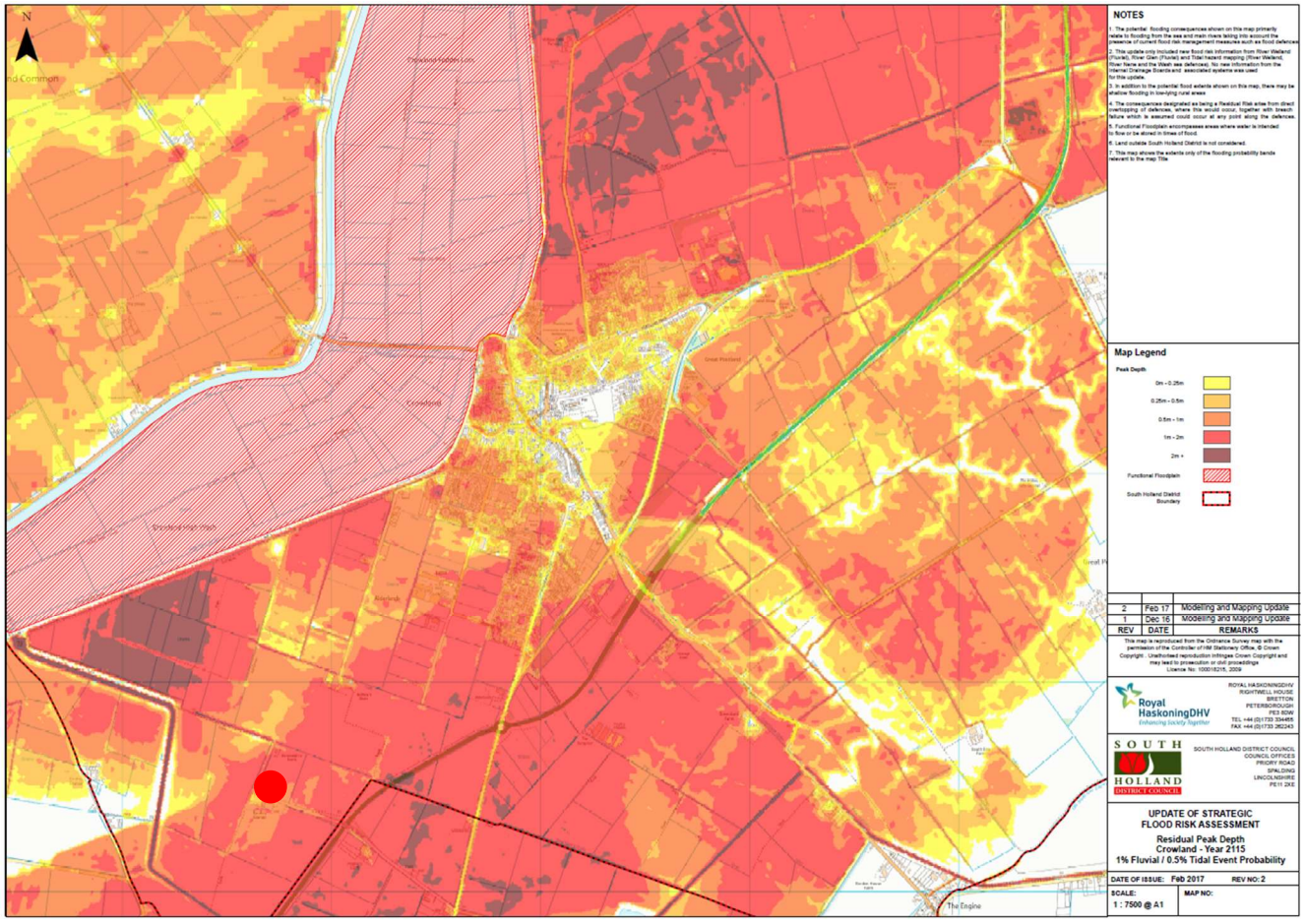
1. Residual Risk Extent - High
2. Residual Peak Velocity – 0.3–1 m/s
3. Residual Peak Depth – 1-2 m



Residual Risk Extent – Crowland Year 2115 – 1% Fluvial / 0.5% Tidal Event Probability



Residual Peak Velocity – Crowland Year 2115 – 1% Fluvial / 0.5% Tidal Event Probability



Residual Peak Depth – Crowland Year 2115 – 1% Fluvial / 0.5% Tidal Event Probability

5 FLOOD RISK VULNERABILITY

The National Planning Policy Framework (09-2023) requires a site-specific flood risk assessment for all development in FZ 2 and FZ 3.

5.1 Sequential and Exception Tests

NPPF 168 states that applications for some minor development and changes of use (with some exceptions) should not be subject to the sequential or exception tests but should still meet the requirements of the site-specific flood risk assessment therefore, the sequential and exception tests have not been applied to this development.

However, it is worth noting for the record that the proposed use falls under the classification “less vulnerable” according to Annex 3 of the National Planning Policy Framework (assembly and leisure) and according to Table 2 of the Flood Risk and Coastal Change Guidance, the proposed use is compatible with the flood zone therefore the Exception Test is not required anyway.

Table 2: Flood risk vulnerability and flood zone ‘incompatibility’

Flood Zones	**Flood Risk Vulnerability Classification**				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✔	✔	✔	✔	✔
Zone 2	✔	Exception Test required	✔	✔	✔
Zone 3a †	Exception Test required †	X	Exception Test required	✔	✔
Zone 3b *	Exception Test required *	X	X	X	✔ *

Key:

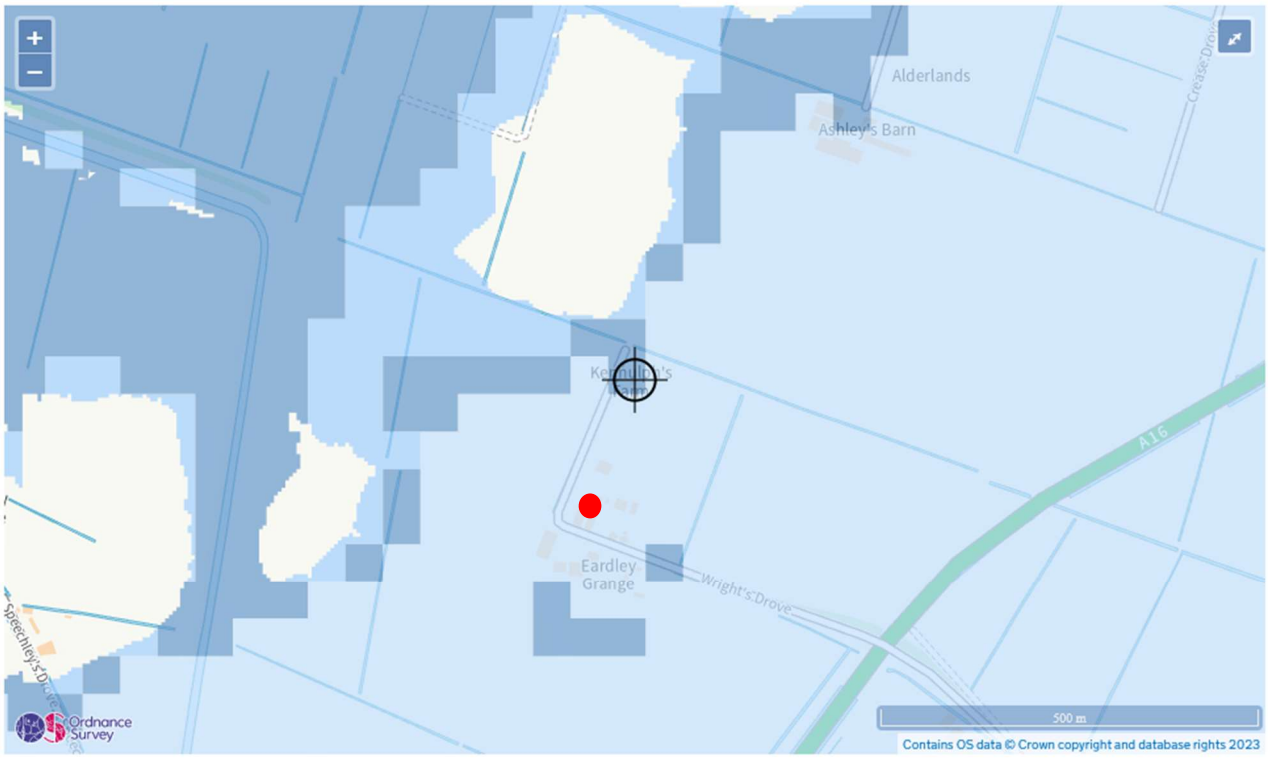
✔ Exception test is not required

X Development should not be permitted

5.2 Risk of Flooding from Rivers or the Sea

According to the Table 2 above, the proposed change of use is compatible with FZ3.

Based on data from gov.uk “Check the long-term flood risk for an area in England”, the risk is “very low”.

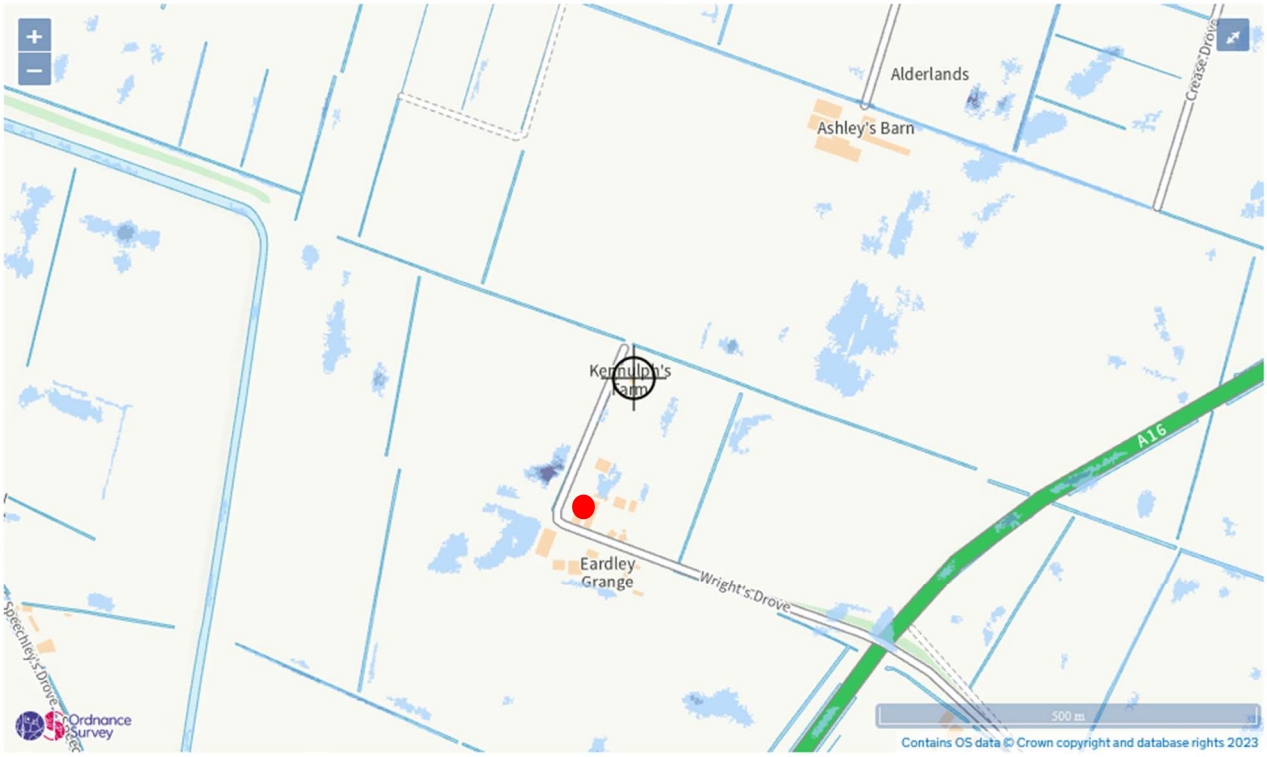


Extent of flooding from rivers or the sea

High Medium Low Very low Location you selected

5.3 Risk of Flooding from Other Sources

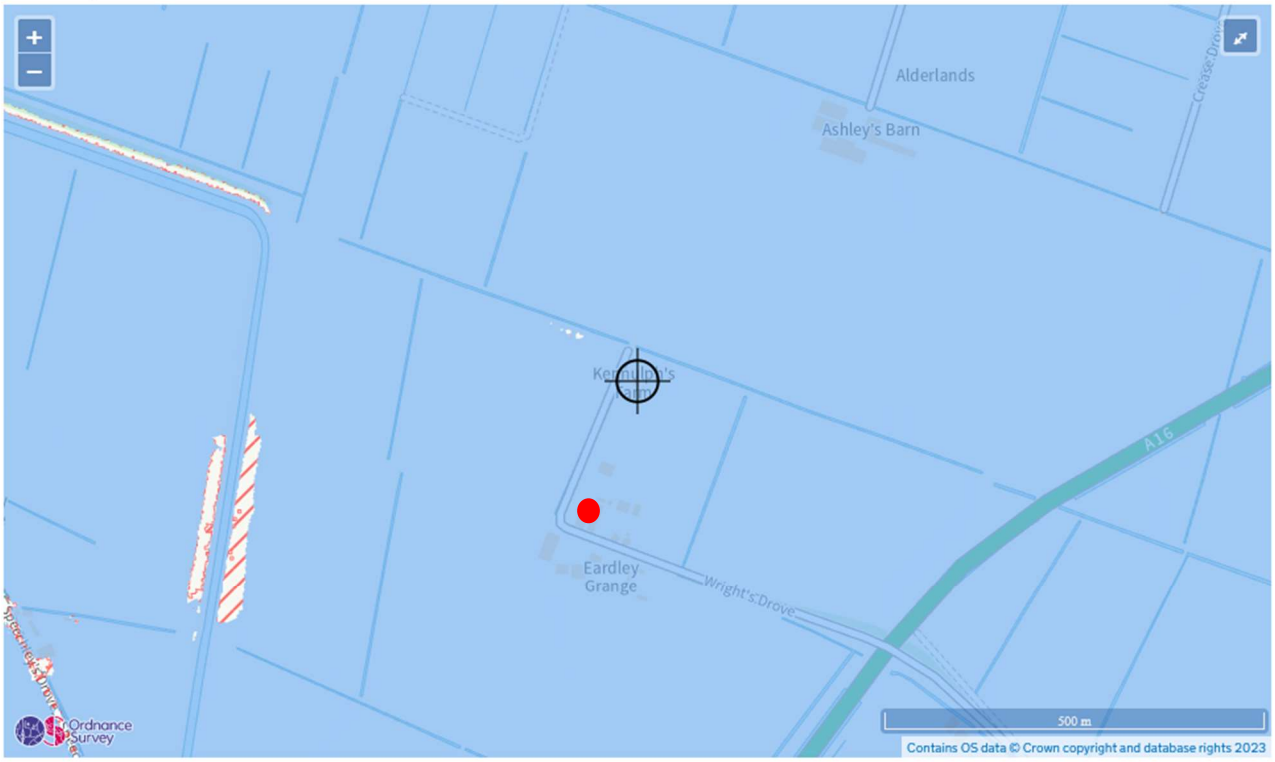
Flooding from Surface Water:



Extent of flooding from surface water

High Medium Low Very low Location you selected

Flooding from Reservoirs:



Maximum extent of flooding from reservoirs:

when river levels are normal when there is also flooding from rivers Location you selected

Flooding from Groundwater: no data available.

6 ADDITIONAL MEASURES

The applicant proposes to sign up to the Environmental Agency service for flood warnings.

This year the government launched their new public warning system, in which alerts are sent to mobile phones in events such as severe flooding, fires or extreme weather.

Both systems should assure that the operators of the museum will be adequately warned of cases of severe flooding and will manage the premises accordingly.

7 CONCLUSIONS

Based on the information submitted, it is concluded that the proposed development is suitable for the proposed location in terms of Flood Risk Assessment:

1. It is a change of use which will not increase the area of the development, therefore will not increase the risk of flooding elsewhere.

2. Site-specific information shows that the proposed use is compatible with the flood zone.

3. The applicant would implement additional flood warning measures.