Flood Risk Assessment

Proposed footpath.

South View Academy, Postland Road, Crowland, Peterborough. PE6 0JA.

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DOCUMENT HISTORY

ISSUE NO	COMMENTS	DATE
1	Client	20.10.2025

1 Introduction

1.1 This Statement has been prepared to accompany a full planning application for the proposed construction of a footpath at South View Academy in Crowland.

1.2 The Government has placed increasing priority on the need to take full account of the risks associated with flooding at all stages of the planning and development process. This course of action seeks to reduce the future damage to property and risk to life resulting from incidents of flooding. National Planning Policy does not prevent all development in flood risk areas and this would be unsustainable and result in economic stagnation, depriving existing communities of much needed homes, services, employment opportunities etc. It is in the essential interests of the vitality of settlements and for the wider economic and social wellbeing of the community, that development opportunities are not unnecessarily constrained. Accordingly, the aims of this site specific FRA will be as follows:

- Identify and address flood risk issues associated with the development.
- Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future.
- Assess whether the project will increase the flood risk elsewhere.
- Demonstrate that the project is safe and where possible, reduces flood risk.
- Propose measures to deal with the identified effects and risks.

2 Existing Site

2.1 The site existing site is located within the grounds of South View Academy which is positioned to the north of Postland Road in the village in Crowland. The grid reference for the centre of the site is TF 24140 10672.



Figure 1- Aerial photograph showing the location of the site (site shown by red dot)

2.2 A site visit has not been undertaken but it appears from the aerial photograph that the site currently comprises an area of amenity grass. The existing academy buildings are located to the south. Ther site is open to the north, east and west to wider area of amenity grass.

2.3 The Environment Agency flood map for planning identifies the site as being mainly within Flood Zone 3a (See Figure 2).



Figure 2- Flood Map for Planning showing the site mainly located in Flod Zone 3a.

3 Proposed Scheme

3.1 The proposed plans provided by the client show that a new footpath is to be constructed to the north of the existing buildings (See Figure 3). The path will be constructed on an area of exisitng grass and will be finished in tarmac.

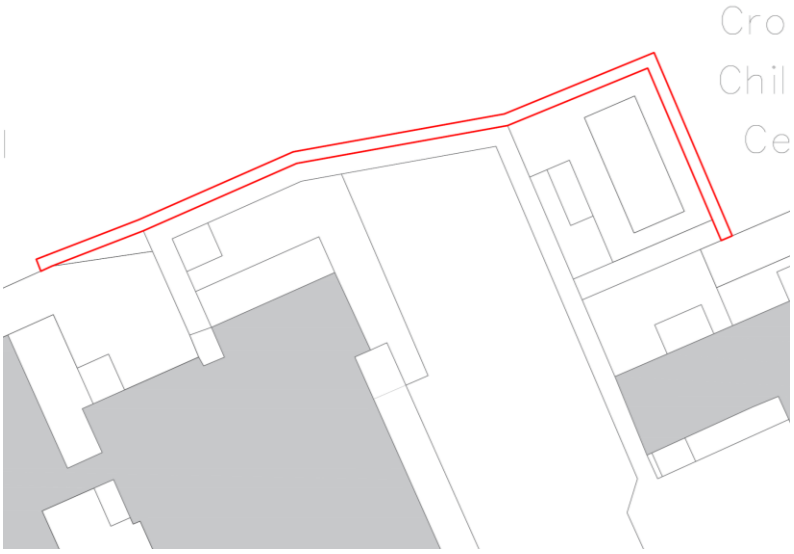


Figure 3- Proposed site plan..

4 Sequential and Exceptions Tests

4.1 The National Planning Policy Framework (NPPF) expects that proposals within the flood zone should be subject to the Sequential Test, and if necessary, the Exception Test at the planning application stage.

4.2 As the proposals are for minor works the Sequential and Exceptions Tests are not required as per paragraph 176 and footnote 62 of the NPPF.

5 Assessment of potential sources of flooding and possible impact

5.0 This section presents an assessment of Flood Risk to the development from

a) external sources; and

b) potential of the proposed development to cause flood risk elsewhere

5.1 Assessment of Flood Risk from Fluvial/Tidal Sources

5.1.1 Fluvial flooding Is deemed to be the main source of flooding to the site. The River Welland and New River are located approximately 200m to the west of the site. The SFRA shows depths of 0.5-1.0m during the 1% Fluvial and 0.5% Tidal 2115 event.

5.1.2 In terms of tidal flooding The Wash is located 22 miles to the east of the site, given this distance a breach or overtopping of flood defences are not a flood risk issue. Tidal flooding can effect fluvial systems especially during high tides and this may cause an issue if rivers are already inundated due to high levels of rain fall.

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5.2 Assessment of Flood Risk from Overland Flow (Pluvial)

5.2.1 The Environment Agency Surface Water Flood Map shows that the site is not at risk from surface water flooding.

5.3 Assessment of Flood Risk from Ground Water

5.3.1 The area surrounding the site is not known to suffer from ground water problems.

5.4 Assessment of Flood Risk from Reservoirs

5.4.1 The Environment Agency Risk of Flooding from Reservoirs Map shows that the site is not within an area of reservoir flood risk.

B) Potential of the Proposed Development to Cause Flood Risk Elsewhere

5.5 In order to mitigate flood risk posed from the site post development adequate control measures have been considered for the site. In accordance with recognised guidance there is a hierarchy of surface water from new development should be discharges. This should be as follows

- Infiltration
- Water course
- Public sewer

5.6 The proposals involve the provision of a tarmac footpath which will increase impermeable area. A drainage design has not been provided by the client, but it is suggested that if infiltration drainage is feasible then surface water should be discharged onto the adjacent grass area and allow to naturally infiltrate or through a soak away via aco drains.

Mitigation Measures

5.7 The potential sources of flooding have been identified as Fluvial. A precautionary approach should be adopted to ensure that the development is safe and not exposed unnecessarily to flooding. Therefore, the following mitigation measures should be put into place.

5.8 Given the nature and type of development and the very low risk to life, formal mitigation measures are not required.

5.9 It is advised that the academy, if it is not already, is enrolled with the Environment Agencies Floodline.

5.10 The surface water from the path should be dealt with in a sustainable manner, ideally discharged via infiltration mechanisms.

6 Conclusion

6.1 The following conclusions, in relation to the questions posed at the start of this document, are as follows:

6.2 ***Identify and address flood risk issues associated with the proposed development;***
The potential sources of flood risk have been discussed within this report. It has been established that fluvial flooding is the dominant source of flood risk in the area.

6.3 ***Assess if the project is likely to be affected by flooding from all relevant sources both now and in the future:***
The site is within flood zone 3a and is within a 'Danger for Most; hazard rating and therefore has a high probability of flooding during certain events.

6.4 ***Assess whether the project will increase the flood risk elsewhere:***
The proposals will increase impermeable area. The surface water from the path should be dealt with in a sustainable manner, ideally discharged via infiltration mechanisms.

6.5 ***Demonstrate the project is safe and where possible reduces flood risk overall and proposes measures to deal with the identified effects and risks:***
Given the nature if the development it will not increase risk to life and as such formal mitigation measures are not required. It is suggested that the academy is registered with the Environment Agencies Floodline and that surface water is dealt within in a sustainable manner.

6.6 This report demonstrates the proposed development is compliant with the requirements of the National Planning Policy Framework, and it is considered that planning permission should not be refused on flood risk grounds.