



FLOOD RISK ASSESSMENT

53 Towndam Lane, Donington, SPALDING, PE11 4TR

Considering the risks

FRA INTRODUCTION

Owing to overdevelopment across the UK, the risk of flooding is ever increasing and the impacts of which can cause significant harm as well as the unseen cost of repairs, replacement of damaged property and loss of business. The key objectives of a **Flood Risk Assessment** are therefore to determine:

- If a proposal is likely to be affected by current and future flooding
- If the development will increase the flood risk to other areas within the flood plain
- If the scheme has been adequately designed with precautionary measures to element the risk (when appropriate)
- If the plot of land will be safe to enable the passing of the Exception Test (when applicable)

APPLICABLE CONTEXT



This **Flood Risk Assessment** has been developed based on numerous sources of information



National Planning Policy Framework



Flood Risk & Coastal Change PPG



Environment Agency Guidelines for Planning assessment



Environment Agency Flood Mapping



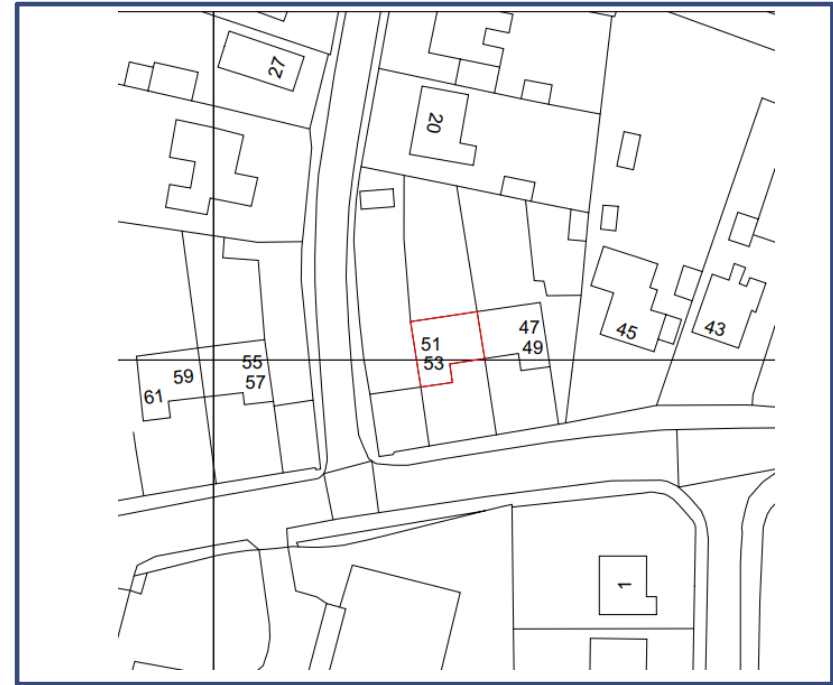
This assessment has been completed on a multifunctional basis utilising years of knowledge and experience

THE PROPOSAL

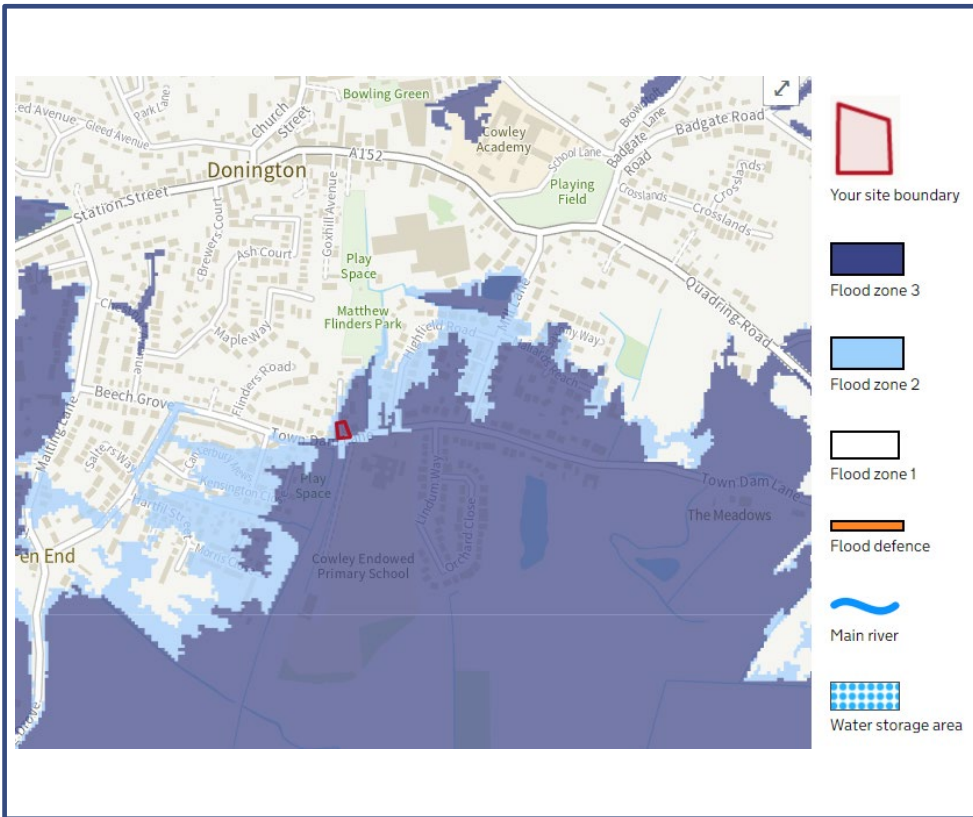
Consent is sought for the replacement of windows to the rear elevation at the property. This proposal does **NOT** seek to increase the footprint of the property. The proposed window replacements are to the first floor.

The site itself falls away from the proposed area of development and a visual inspection of the area shows no historical signs of large water pooling or retention.

The site is location within Flood Zone 3.



FLOOD RISK MAP



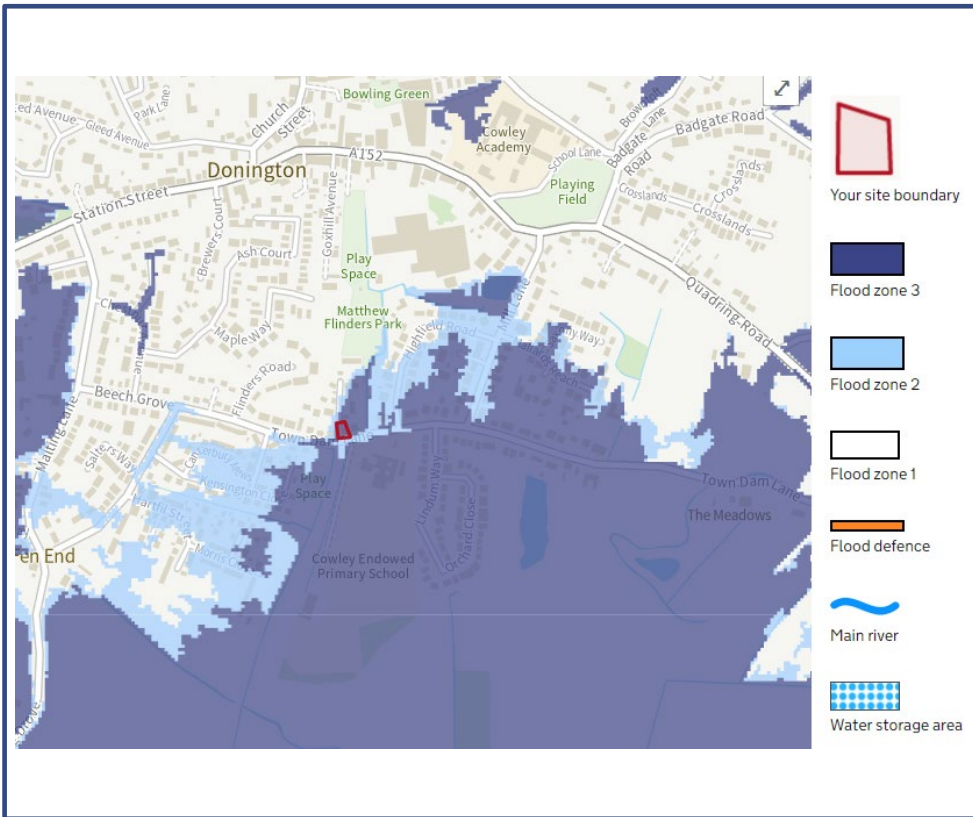
Flood Zone 3a: High Probability

Flood Zone 3a is notable as land which has a 1% or greater annual probability of river flooding or a 0.5% or greater annual probability of sea flooding.

Areas in Flood Zone 3a can also be described as:

- Land having a 1 in 100 or greater probability of river flooding, or
- Land having a 1 in 200 or greater probability of sea flooding

FLOOD RISK MAP



Flood Zone 3b: Functional Floodplain

Flood Zone 3b refers to land which either stores water from rivers or the sea during flooding, or which allows water to flow through in periods of flood. This refers to land which has a 3.3% or greater annual probability of flooding, irrespective of precautionary measures.

THE SEQUENTIAL TEST

Planning authorities are encouraged to take a risk-based approach to proposals for development in areas at risk of flooding through the application of the **Sequential Test**. The objectives of this test are to steer new developments away from high-risk areas towards lower risk areas.

However, some areas, where land is in short supply, cause an overriding need to build in areas that are at risk of flooding. In such circumstances, the application of the Sequential Test is used to ensure that the lower risk sites, within the high-risk area, are developed first.

It should be reminded; the **National Planning Policy Framework** (NPPF) requires the Sequential Test to be applied at all stages of the planning process. Generally, the starting point is the **Environment Agency's** flood zone mapping.

These maps and the associated information are intended for guidance purposes only and do not provide details for individual properties and circumstances. They do not take into consideration any existing flood defence measures or precautionary mechanisms influencing the individual premises.

IMAGERY OF EXISTING ARRANGEMENT AND LEVELS



Front elevation



Side elevation



Rear elevation

INTERMEDIATE SUMMARY

The existing premises, and those within the immediate surrounding area, have been lawfully constructed and had previous consideration given to the pre-existing and imposed flood protection measures. The measures are readily available and can be witnessed within proximity of the site.

It is fact that, should these existing protection measures fail, there is risk to the occupiers of the property.

However, the risk of these protective measures failing or the risk to the occupiers of the property does not increase as a result of our proposal. The risk of flooding remains irrespective of the proposed works to be undertaken – window replacement of first floor rear elevation window.

AUXILIARY CONSIDERATION CHECK

Check Point	Remark
Does the proposal form part of an extension where the host premises is already present?	no
Will the proposal increase the number of permanent occupiers of the host premises?	No
Has it been necessary to provide evidence of a Sequential Test or Exception Test for the proposal?	No – Minor Development
What is the probable risk of flooding increase to the surrounding area should the proposed works be authorised?	Very low minor
Will the existing rate and volumes of surface water run-off increase, following the works?	No
Will the potential impact of Climate Change increase the risk?	Works will neither increase or decrease this impact
Will the site/building be protected from flooding and what measures have been taken?	See Impact Conclusion
Is there any increased residual risk to the host property or occupants should the works not proceed?	No
Are surface water vortex control measures required to reduce the rate of flow into the existing water disposal system?	Not considered necessary at this time
Does the occupier already have a Flood Escape Plan for evacuation in the event of emergency	Yes – via closest safest route outside of Flood Zones 2 & 3

IMPACT AND CONCLUSION

Following review of the referenced policies and supporting guidance, it should be considered the proposal does not increase the risk of flooding to the immediate and or surrounding area or the occupants.

It is further considered the introduced features of flood water resistance are adequate to prevent any potential risk to the occupants or the property material make up.

Resistance to the proposal will neither improve or reduce the risk of flooding.