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Flood Risk Assessment
Change of Use from Dwelling to Dwelling and Motorcycle Repair (within an existing building), MOT Testing, Sales, Stationing of Temporary Office Cabin and Display of Three Illuminated Advertisements.

102 Fleet Road, Holbeach, Spalding, PE12 8LD

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1. INTRODUCTION AND BACKGROUND

1.1. This Flood Risk Assessment accompanies an application for planning permission for change of use of residential to residential and servicing of motorcycles, stationing of portacabin office and display of advertisements.

1.2. 102 Fleet Road is an existing dwelling with an existing garage/workshop, set within a large plot with existing access to Fleet Road.

1.3. The proposals do not require any construction work or alterations to the existing dwelling or garage.

1.4. The current gates and boundary fence will be set back within the site to allow visiting vehicles to pull clear of the public highway.

1.5. The applicant is relocating their existing business, the proposed mobile office/welfare building is to be stationed to the rear of the property.

2. FLOOD RISK ASSESSMENT

2.1. The application site is within Flood Zone 3a.

2.2. Applying the Flood Risk Vulnerability Classification in Table 2 of NPPG, the proposed use for the site is classified as "Less Vulnerable," Table 1 of NPPG states that such uses are permitted in this zone.

2.3. The Planning Practice Guidance states,

> "A flood risk assessment needs to be appropriate to the scale, nature and location of the development. For example, where the development is an extension to an existing house (for which an application for planning permission is required) which would not significantly increase the number of people present in an area at risk of flooding, the local planning authority would generally need a less detailed assessment to be able to reach an informed decision on the planning application..."

2.4. The following potential sources of flooding affecting the development site have been identified as:

- From the tidal Wash/River Nene

2.5 The flood zone maps indicate that the area would be flooded without flood defences.). The Flood Map indicates the area at risk of flooding, assuming no flood defences exist, for a flood event with a 0.5% chance of occurring in any year for flooding from the sea, or a 1% chance of occurring for fluvial (river) flooding. It also shows the extent of the Extreme Flood Outline which represents the extent of a flood event with a 0.1% chance of occurring in any year, or the highest recorded historic extent if greater. In some locations, such as around the fens and the large coastal floodplains there are many kilometres of raised flood defences. To meet the requirements of the National Planning Policy Framework, these defences are removed in their entirety to produce the Flood Map for Planning (Rivers and Sea). The map therefore shows the full extent of areas that would be at risk of flooding if no defences existed, and water could spread out across the floodplain.

2.6 The risk of flooding from rivers and seas shows that the site is at a Low Risk. Low Risk means that each year this area has a chance of flooding of between 1% and 3.3%. this takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped or fail.

2.7 The site is not considered to be at risk from fluvial flooding from a Main River.

2.8 The flood banks for the Wash and River Nene, which both lie approximately 11Km from the site, constitute the first line of defence against any tidal flooding. In this area, these consist of earth banks, within a relatively sheltered environment, which is less of a hazard from wave action than the north sea coastline.

2.5 With climate change, the tidal Hazard Maps for Scenario year 2115 for the 1 in 200 event shows that the majority of the site for the development is within a Hazard Rating area of less than 0.75 Low Hazard, depth of flow for the majority of the site is within the range 0 – 0.25m with a maximum velocity of 0.3 – 1.0m/sec.

3. CONCLUSIONS

3.1. The site does have the protection of flood defences which are well maintained by the Environment Agency. The site for the proposed development is shown to be within Flood Zone 3 'High Probability' as detailed on the Environment Agency's Flood Zone Maps without defences. Taking the maps from the Lincolnshire & Northamptonshire Area Tidal Hazard Maps the site is not affected by breaching of the defences for the present day (2006) scenarios. With climate change up to year 2115, for the 1 in 200-year event. The maps show that the majority of the site is within in a Hazard rating Less than 0.75 (Low Hazard) with a maximum predicated depth of flow 0 – 0.25m and maximum velocity of flow 0.3 – 1.0m/sec the remainder lies within a no hazard area.

3.2. The Flood Risk Vulnerability Classification in Table 2 of NPPG the proposed industrial development is classified as "Less Vulnerable", with Table 1 of NPPG stating that such uses are appropriate in this zone.

3.3. Flooding from other sources is unlikely to affect the site.

3.4. No obvious constraints have been identified that may impact the proposed development and the type of mitigation measures that can be used to reduce the flood risk, there is no increase in the flood risk to others.

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