

Flood Risk Assessment

Permitted Development Notification

Conversion from Agricultural Use to Residential

Former Piggery, Pinstock Lane, Gedney, Spalding, Lincolnshire PE12 0BT

Scope

This report is in support of a prior notification change of use of an agricultural building to residential use at Pinstock Lane, Gedney. The change of use would be to a single, residential dwelling. No proposals are submitted at this stage for associated building works. The notification seeks to establish the principle of conversion.

Terms of Reference

This report has been produced having due regard for the National Planning Policy Framework and requirements of the Town & Country Planning (General Permitted Development) (Amendment and Consequential Provisions) (England) Order 2014.

Location

The site is shown in the location plan in Appendix 1 of this document.

Flood Risk Assessment

The site is within Flood Zone 3 for fluvial flooding according to the Environment Agency's Flood Zone Map. Under paragraph 4 of the National Planning Policy Framework an application for minor development or change of use, does not require the sequential/exception tests to be undertaken, however should meet the requirements for site specific flood risk assessments.

The site lies within an area where drainage is maintained and managed by the South Holland Internal Drainage Board. There are no recorded flood events in the area and according to the South Holland District Strategic Flood Risk Assessment the Environment Agency Flood Defences in the area are in good condition. A copy of the map showing this can be found in Appendix 2 of this report.

The main source of risk has been assessed as the overtopping of the drains. The Strategic Flood Risk Assessment indicates that tidal defences are maintained to a 1:200 year standard allowing for climatic change to 2115. The Internal Drainage Board undertakes proactive management of the area with a schedule of regular clearance and maintenance of the watercourses. The drainage system is controlled by pumping equipment with backup pumps available, and in the unlikely event of complete failure; mobile pumps are also available to deal with localised incidents.

Conclusion

Whilst the site appears to lie in an area vulnerable to flooding, the actual risk to the site is considered low. There is no flood history to the site. Defences are maintained to a 1:200 year event level and the Internal Drainage Board responsible for surface water drainage of the area actively manage the system to minimise flood risk.

The development will have no adverse affect upon the flood risk of the surrounding area as no external works are being undertaken in this change of use.