PP: 09216041

Mr G FRANKLIN

FLOOD RISK ASSESSMENT

CHANGE OF USE (A3 – C3(a))

THE CHEQUERS, MAIN STREET, GEDNEY DYKE, PE12 0AJ

The application site lies mainly within Flood Zone 3a with part of the site lying in Flood Zones 2 and 1. It is identified as being at a low risk for tidal and fluvial flooding in the Environment Agency's flood mapping.

The proposal is classified as "more vulnerable" in table 2 of the National Planning Policy Framework and, as such, a sequential and exceptions test has been undertaken to show it is appropriate development in Flood Zone 3a.

On consulting the South East Lincolnshire Strategic Flood Risk Assessment, the flood maps show that there is no risk of flooding on the site in the present day or up to 2115; showing that the development would be safe for life.

Due to the site being located in an historic settlement, it is highly likely that the existing development was built on higher ground, to try to eliminate the risk of flooding.

Sequential and Exceptions Test

Due to the nature of the planning application, the change of use cannot take place anywhere else within the settlement boundary, so there are no other suitable alternative sites.

As mentioned previously, the site is shown has having no risk of tidal or fluvial flooding up to 2115; meaning the dwelling(s) would be safe for life. The restaurant will no longer be open, with or without the approved planning application, due to the lack of interested purchasers of the property. The benefits to the community therefore outweigh the negatives of the change of use as the dwellings will ensure the property is still in use and not neglected.

February 2021