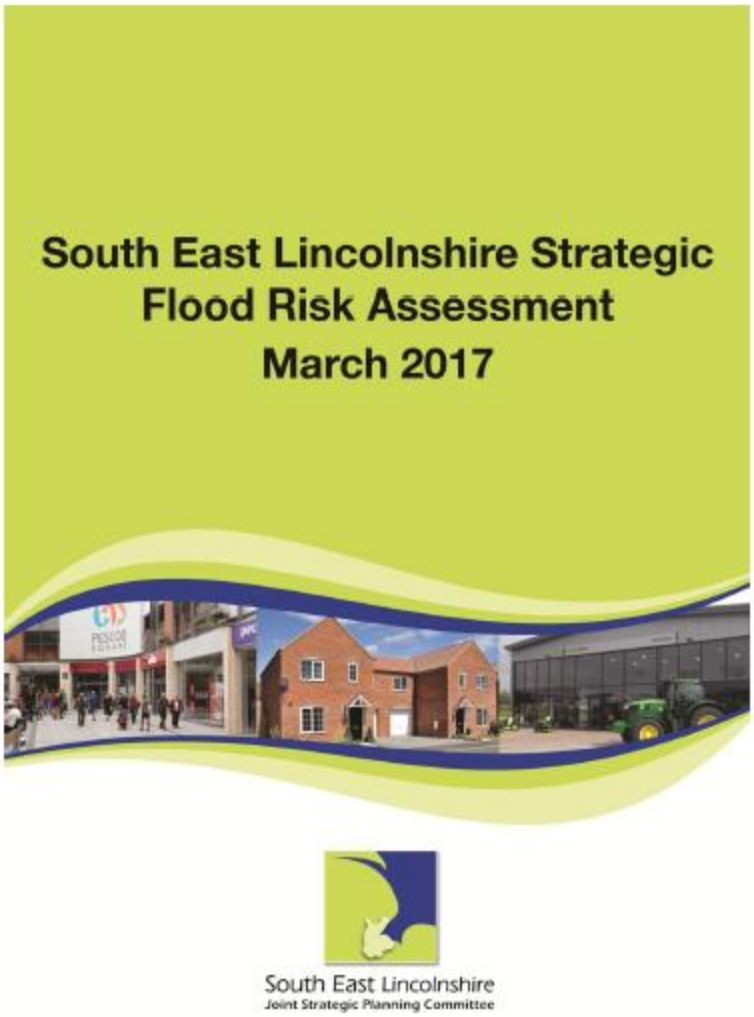
Proposed Change of Use of Commercial Premises
to Create Three Residential Units

West Drove North Gedney Hill
PE12 0NT



Flood Risk Assessment

June 2017

LOCATION OF PROPOSED APPLICATION

Existing Building adj to 72b West Drove North, Gedney Hill, Spalding, Lincs, PE12 0NT

PROPOSAL

Proposed Change of Use of existing premises from Class D1 to Residential.

THE SITE

The application site of 0.1ha comprises existing vacant building lastly in Educational use but originally a residential property adjacent to Gedney Hill Golf Club.
The adjoining property was granted Change of Use Consent July 2016 (SHDC ref H07-0454-16) to create 2 residential properties.
This permission has since been implemented and the dwellings are occupied.

The application site is located within Flood Zone 3 as indicated by the Environment Agency Flood Map but is within a defended flood plain as defined in Appendix 1 of the Environment Agency 'Policy and Practice for the Protection of Flood plains'.

There is no danger of rapid inundation from any river or other watercourse

FLOOD RISK FROM THE DEVELOPMENT

There is no proposal to increase any surface water run-off from the existing property as the rainwater disposal from roof areas remains unaltered from the current arrangement whereby roof water discharges to soakaways with no issues of flooding to the locality.
There is no proposal to increase impermeable external areas, with the existing gravelled areas retained for parking and soft landscaped garden areas to the rear

FLOOD RISK TO THE DEVELOPMENT

Although the application site is situated within Flood Zone 3, the South Holland Strategic Flood Risk Assessment as updated Feb 2017 continues to show the application site clear of flood risk from tidal or river overtopping.
Climate Change is not considered to affect the likely flood risk to this proposal with the Royal Haskoning Report, as commissioned by SHDC, stating that :-

'…Environment Agency policies as expressed in the Catchment Flood Management Plans and in the Shoreline Management Plan are to sustain the defence standards for the District, along with those in other Fenland areas. Under these policies they would aim to enhance the defences over time as may become necessary to keep pace with climate change effects..'

PROPOSED MEASURES

Consistent with the recently approved conversion adjacent to this application it is proposed that finished floor levels will be at **300mm min above** surrounding ground levels.
Again, consistent with the adjacent approved scheme, the owner/occupiers of the properties will sign up to the Environment Agency Floodline Warning Direct service to alert them to any possible danger from flooding and what measures to take.
If a warning is received that a serious risk of flooding is likely then the occupiers travel in a southerly direction along West Drove to the nearby village of Gedney Hill away from the potential risk of localised flooding.