FLOOD RISK ASSESSMENT

FOR THE PROPOSED CHANGE OF USE OF A CHILDRENS CARE HOME
(USE CLASS C2 RESIDENTIAL INSTITUTIONS) TO A LEARNING AND
NON – RESIDENTIAL INSTITUTION (USE CLASS F1(A) PROVISION OF EDUCATION).

AT THE THREE CHESTNUTS, FEN ROAD,
SPALDING, HOLBEACH, PE2 8QD

Ribble Valley Architecture Ltd

1.0 INTRODUCTION

1.1 This flood risk assessment has been prepared by Ribble Valley Architecture Ltd. on the behalf of our Client Hexagon Care Services Ltd, it has been prepared as part of a planning application for the change of use of a children's home (Class C2) to an independent school (Class F1) to be operated by Hexagon Care Services Ltd, to provide education to young people.

1.2 This FRA presents a review of the existing available flood-related information. It has been prepared for the purposes of providing a generalised indication of the potential flood risk to the site. This report sets out the findings of the FRA required by the Local Planning Authority in support of the planning application. The assessment has been carried out in accordance with the guidance set out in the National Planning Policy Framework (NPPF).

1.3 The Department for Communities and Local Government (DCLG) published the NPPF and the Technical Guidance to the National Planning Policy Framework (Technical Guidance). The NPPF and the accompanying Technical Guidance explain how flood risk should be taken into consideration during the planning process. The following Table 1: Flood Zones, extracted from Table 1 of the Technical Guidance, defines the levels of flood risk within England.

Table 1: Flood Zones

Flood Zone	Flood Zone Classification	Description
Flood Zone 1	Low Probability	This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding in any one year (<0.1%).
Flood Zone 2	Medium Probability	This zone comprises land assessed as having between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year.
Flood Zone 3a	High Probability	This zone comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.
Flood Zone 3b	Functional Floodplain	The zone comprises land where water has to flow or be stored in times of flood.

1.4 The Flood Map for the application site shows that the site is located within Flood Zone 3. Locations in flood zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.



Figure 1 - Environment Agency Flood Map Information

2.0 APPLICATION SITE

2.1 The application site is located along Fen road, Spalding and consists of a two storey property (The Three Chestnuts), a detached garage and large area of associated curtilage. B1168 Fen road is located adjacent to the eastern boundary of the site and the southern boundary of the site is bounded by Further old gate, a watercourse is located along the western perimeter of the site. Fencing, hedgerows and scattered trees form the boundary treatment to the application site.

2.2 The site is located at approximate National Grid Reference (NGR) 535061E, 322895N and the site postcode is PE12 8QD.

3.0 APPLICATION PROPOSAL

3.1 The application proposal seeks approval for the change of use of a children's home to an independent school.

3.2 No alterations are proposed to extend the building, increase the area of hardstanding or increase the flood risk following the change of use.

3.3 Vulnerability Classification

The flood risk vulnerability class for the existing and proposed use of the application site are as follows:

Existing Use:
More vulnerable: children's homes.

Proposed Use:
More vulnerable: Educational establishments.

There is no change to the land use vulnerability compared to the existing permitted use of the site.

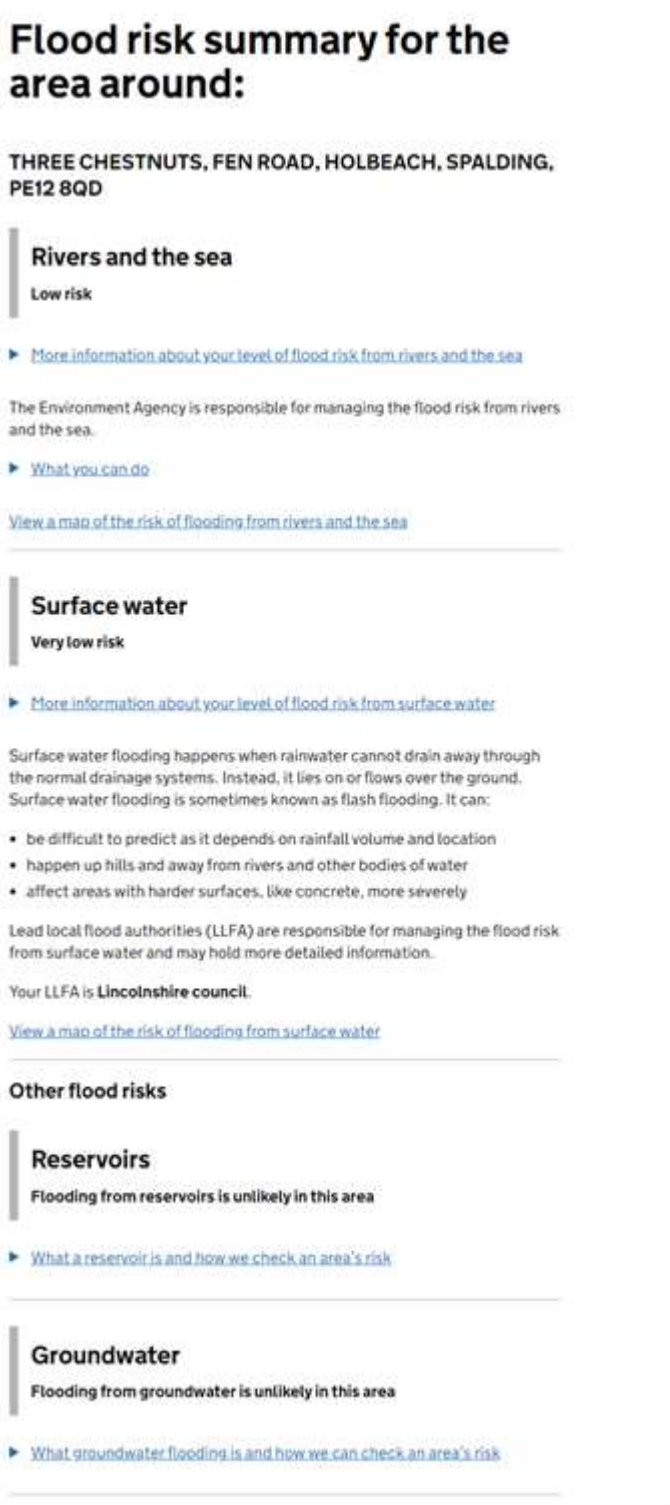
3.4 The application site is located in flood zone 3. In accordance with Policy 4: Approach to Flood Risk, as the proposals involve the change of use of an existing building it is not necessary for a Sequential Test exercise to be undertaken.

4.0 ASSESSMENT

4.1 The flood risk summary of the site indicates the following:

Rivers and Sea	-	Low Risk
Surface water	-	Very Low Risk
Reservoirs	-	Unlikely in this area
Groundwater	-	Unlikely in this area

(As identified on the Gov.uk website)



Flood risk summary for the area around:

THREE CHESTNUTS, FEN ROAD, HOLBEACH, SPALDING, PE12 8QD

Rivers and the sea

Low risk

▸ More information about your level of flood risk from rivers and the sea

The Environment Agency is responsible for managing the flood risk from rivers and the sea.

▸ What you can do

View a map of the risk of flooding from rivers and the sea

Surface water

Very low risk

▸ More information about your level of flood risk from surface water

Surface water flooding happens when rainwater cannot drain away through the normal drainage systems. Instead, it lies on or flows over the ground. Surface water flooding is sometimes known as flash flooding. It can:

- be difficult to predict as it depends on rainfall volume and location
- happen up hills and away from rivers and other bodies of water
- affect areas with harder surfaces, like concrete, more severely

Lead local flood authorities (LLFA) are responsible for managing the flood risk from surface water and may hold more detailed information.

Your LLFA is **Lincolnshire council**.

View a map of the risk of flooding from surface water

Other flood risks

Reservoirs

Flooding from reservoirs is unlikely in this area

▸ What a reservoir is and how we check an area's risk

Groundwater

Flooding from groundwater is unlikely in this area

▸ What groundwater flooding is and how we can check an area's risk

4.2 The site is at low risk of flooding from rivers or the sea.



Figure 2 – GOV.UK OS Map Information

4.3 The site is at very low risk of flooding from surface water.



Figure 3 – GOV.UK OS Map Information

4.4 An evaluation of the historic flooding of the site (Environment Agency Historic Flood Map: https://www.data.gov.uk/dataset/76292bec-7d8b-43e8-9c98-02734fd89c81/historic-flood-map) indicates there are no records of flooding of the application site.



Figure 4 - Environment Agency Historic Flood Map Information

5.0 FLOOD RISK MANAGEMENT MEASURES

5.1 The NPPF classifies property usage by vulnerability to flooding. Both the existing site usage and the proposed site usage are classified as “more vulnerable” under the NPPF. No alterations are proposed to extend the building or increase the area of hardstanding or increase the vulnerability of the site to flooding. As such, there will be no increase in vulnerability to the site following the change of use.

5.2 The site is located within an Environment Agency Flood Warning Area, and it is highly recommended that site users sign up to the service to receive early warnings of potential risk of flooding. Where possible, the site should be evacuated prior to any flooding on the site and site users should not return to the site until they are officially informed that it is safe to do so. Environment Agency Floodline Warnings/Alert Direct service at https://www.gov.uk/sign-up-for-flood-warnings to receive flood warnings by phone, text, or email.

6.0 CONCLUSIONS

6.1 This report gives details of the Flood Risk Assessment, which has been carried out in relation to the proposed change of use planning application for the change of use of a children's home (Class C2) to an independent school (Class F1).

6.2 The application site is at low risk of flooding from rivers and the sea and very low risk of flooding from surface water.

6.3 The site falls within Flood Zone 3, and the flood risk vulnerability class of the proposed use is classified as more vulnerable which is the same vulnerability class as the existing permitted use of the application site. There are no local site specific risks that would adversely affect this categorisation. There are no increased offsite flooding risks as a result of the proposed change of use of the site.